

**188 Harborne Street, Wembley, WA 6014**

**House For Sale**

Wednesday, 12 June 2024



**188 Harborne Street, Wembley, WA 6014**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



**Mathew St Guillaume**

0400049099

## ALL OFFERS PRESENTED

Live large in this beautifully-renovated 5 bedroom 3 bathroom character home – essentially a 4 bed 2 bath abode with a self-contained 1x1 “granny flat” under the same roof – that occupies a wonderful inner-city Wembley location just one street back from picturesque Lake Monger Reserve and even benefits from tranquil rear-laneway access into its secure garage. A commodious open-plan living, dining and kitchen area doubles as the family hub of the house with its floating media cabinetry, breakfast bar, sparkling stone bench tops, double sinks, corner pantry and quality stainless-steel range-hood, dishwasher and gas-cooktop/oven appliances. External access from here and to a massive timber-lined alfresco-entertaining area is rather seamless and also reveals two ceiling fans, a heater strip, a stone bar and a full kitchen with a range hood, built-in barbecue and oven. Bi-fold doors flow out to a connecting courtyard that overlooks a shimmering below-ground solar-heated swimming pool, as well as a pleasant north-facing backyard-lawn setting with a cubby house and slide for the kids to let their imaginations run wild on. An awesome new poolside deck and shade area enhance this amazing space even further. Back inside, the third bedroom has two sets of double side-by-side built-in wardrobes and also opens out to the alfresco and yard, with double built-in robes found in the second and fourth bedrooms also. Like the second bedroom, the adjacent master suite extends out to one of two entry porches within the front courtyard and is graced by a walk-in robe and a fully-tiled ensuite bathroom – comprising of a shower, separate bathtub with a spa jet, vanity and toilet. The second bedroom even enjoys semi-ensuite access into a functional main bathroom-come-laundry, complete with floor-to-ceiling tiling, a shower, separate bathtub, powder vanity, a wash trough and a toilet. The “granny flat” features a skylight and split-system air-conditioning to its open-plan fifth-bedroom, sitting and meals area, where a kitchenette leads into the “third” bathroom and its walk-in rain shower, toilet, vanity and feature window louvers for cross-flow ventilation. The extra accommodation even has driveway access and parking in front of it, plus another separate back door leading to the yard and a handy outdoor shower. Another wildcard in the floor plan is a separate carpeted upstairs loft that can be anything from a theatre room to a home office or flexible second living space, complete with a pitched ceiling and a separate storeroom. The residence sits next door to a popular Japanese restaurants and only metres away from Modus Coffee and medical facilities – and is also close to all of the top school catchments (including Bob Hawke College), public transport, shopping, other trendy cafes and eateries and the lovely Herdsman Lake. The coast and the city are also easily accessible via the freeway and other major arterial roads, with nearby Subiaco and Leederville also very much within arm's reach. Rest assured that this expansive oasis of comfort and style is positioned to absolute perfection! Other features include, but are not limited to:

- High ceilings
- Gleaming wooden floorboards
- Tiled kitchen flooring
- Stylish pendant light fittings and new blinds/rollers through the main living zone and kitchen
- Spiral ladder/staircase to the loft/storeroom
- Curved outdoor seating area with possibility to install a firepit in winter
- Wi-Fi-enabled 6.6kW solar power-panel system
- Fully-ducted and Wi-Fi-controlled air-conditioning system
- Automatic Wi-Fi shutter blinds to minimise the Harborne Street noise and ensure peace of mind with added security
- Pentanet wireless antenna – ready for internet connection
- Down lights
- Feature ceiling cornices
- Skirting boards
- Hot/cold water outdoor rain shower
- Bluetooth garden-lighting system
- Brand-new full reticulation system – front with Bluetooth controls, rear with Wi-Fi
- Double gates to the single front-driveway parking space, preceding the “granny flat”
- Double lock-up garage with private right-of-way access via McLeod Lane
- 671sqm (approx.) block
- Built in 1948 (approx.)
- Three-minute walk to Lake Monger Primary School – via the laneway

Call Mathew St Guillaume for more details on 0400 049 099 Are you ready to #experience remarkable