

# 19 Bruce Street, Leederville, WA 6007

## Sold House

Thursday, 4 April 2024

19 Bruce Street, Leederville, WA 6007

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



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**\$1,030,000**

A hidden surprise Be prepared to fall in love! A very private, super sweet, renovated semi detached character home with a warm, welcoming, feel good vibe. It's got all the charm of yesteryear alongside the modern comforts everyone wants. Two great sized bedrooms, living, dining, and kitchen with bifold doors opening to a supersized alfresco entertaining deck where you can host a crowd, dine a deux, or dance the night away! Put the heaters on if it's cold, pull the café blinds if it's windy or raining. Your private sanctuary behind high walls where you can keep the world out or invite the world in – it's up to you!

**THE HOME** 2 bedroom 1 bathroom / laundry Kitchen Living / dining 1 wc

**FEATURES** Classic Leederville 1900s semi detached in the heart of Leederville on a popular street High private brick wall to front Wide verandah with picturesque front garden courtyard Beautiful coloured leadlight top and side panels to front door Lovely character features including high ceilings, gleaming jarrah floorboards, hallway arch, sash windows, ceiling roses, picture rails, ornamental fireplace Generous master bedroom with plantation shutters, split system reverse cycle air conditioning Spacious second bedroom with floor to ceiling built in robes and shelving, split system reverse cycle air conditioning, timber venetians and ceiling rose Light filled living / dining with fireplace and split system reverse cycle air conditioning Kitchen with ivory cabinetry, under bench oven, gas cooktop, dishwasher, central island for additional prep, storage space and pantry Bathroom with shower over bath, wc, single vanity and combined laundry with floor to ceiling storage Alarm system

**OUTSIDE FEATURES** Private walled facade with feature timber access door to front courtyard Bullnosed wide verandah with turned timber posts Sunny, north facing front gardens with ornamental plum tree, agaves and paved courtyard Big covered entertaining pergola with timber deck, café blinds and heaters to rear garden Lawn, waterwise reticulated gardens and storage shed

**LOCATION** There's nowhere better! Right in the heart of Leederville, tucked away in a quieter spot between Richmond and Bourke Streets and just moments from Leederville Tennis Club, Britannia and Brentham Reserves and just around the corner from The Re Store. And at the Oxford Street end of the road, you don't have to venture far to all the local favourites – Pappagallo's, Kitsch Bar, Tentazioni Italian Bakery, Café and Kitchen, and Daph's. Head a little further south on Oxford and you're right in centre of everything – bars, cafes, pubs, restaurants, the movies, boutique shopping or hop on a train into the city for another whole range of entertainment, dining and drinking options. Alternatively, head north to Mount Hawthorn to discover a whole new world of choice. Take a walk around Lake Monger, work out at Loftus Recreation Centre or enjoy a swim at Beatty Park Leisure Centre. Public transport is a breeze, and you're super close to both freeway entries. Perfectly placed to indulge in everything this magnificent locale has to offer! Walk score 86/100 super walkable.

**SCHOOL CATCHMENTS** West Leederville Primary School Optional intake Mount Lawley Senior High School or Churchlands Senior High School (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020)

**TITLE DETAILS** Lot 2 on Strata Plan 3881 Volume 1959 Folio 700

**STRATA INFORMATION** Internal 82 sq. metres

**ESTIMATED RENTAL RETURN** \$650 - \$700 per week

**OUTGOING** City of Vincent: \$1,537.66 / annum 23/24 Water Corporation: \$1,071.10 / annum 23/24 No Strata Levies

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