

# 198 Grand Promenade, Bedford, WA 6052

## Sold House

Thursday, 12 October 2023

198 Grand Promenade, Bedford, WA 6052

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 449 m2**

**Type: House**



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**\$660,000**

Discover a harmonious fusion of classic charm and contemporary living in this meticulously renovated character home. Tailored to meet the aspirations of modern families and professionals, this three-bedroom gem captures the very essence of the 1950s, with its decorative high ceilings, enchanting picture rails, and an inviting front porch that whispers of bygone days. Step inside to a light-filled living room where an ornate fireplace takes centre stage, seamlessly flowing into a gourmet kitchen, graced with premium fixtures and an adjoining meals area - creating an intimate setting for heartfelt conversations. As summer approaches, envision sunlit barbecues under the expansive covered patio, while the secure lawn becomes the playground for children and pets alike. Catering to today's work-from-home trend, the residence houses a dedicated study. Nestled in a desirable locale, daily conveniences are just a leisurely stroll away - from the IGA Bedford for your grocery runs to St Peter's Primary School. Indulge in culinary delights at the Beaufort Street shopping and dining strip, enjoy a swing at Mount Lawley Golf Club, or dive into refreshing laps at Terry Tyzack Aquatic Centre. Other educational institutions like Chisholm Catholic College and Edith Cowan University lie within easy reach, with Perth's vibrant CBD just a short drive away. Features include:

- Brick and tile 1950s renovated character home on a 449sqm block
- Three bedrooms (two with built-in robes), one bathroom
- Gourmet kitchen with stainless steel dishwasher, a 900mm cooker with 5-burner gas cooktop, stone countertops and combined meals area
- Modern bathroom with shower, WC and vanity
- Living room with an ornamental fireplace and gas bayonet
- Study/office
- Engineered flooring throughout and tiling
- Large enclosed front garden and private tiled veranda with security doors
- Large separate laundry with stone countertops and an additional toilet
- High decorative ceilings and picture rails
- Split-system air-conditioning, ducted evaporative air conditioning and ceiling fans
- Fully enclosed side/back yard with lawn, a shed and a covered pergola
- CCTV security with mobile access
- Aggregate driveway and parking for up to 4 cars
- Council rates: \$1,732.30pa
- Water Rates: \$1,058.79pa
- School Catchment - Inglewood Primary School, John Forrest SHS

Perfectly positioned on a generous 449sqm plot, this abode promises to resonate with a broad spectrum of buyers, from young families to savvy investors. To make this dreamy chapter yours, connect with Chris Pham on 0448 777 511 or via email at [chris.pham@belleproperty.com](mailto:chris.pham@belleproperty.com).