

2 Thomas Street, Nedlands, WA 6009



Townhouse For Sale

Saturday, 18 May 2024

2 Thomas Street, Nedlands, WA 6009

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



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EXCLUSIVE SNEAK PREVIEW

In the heart of Nedlands, a suburb renowned for its unique blend of affluence and urban convenience, lies a newly minted jewel. Inspired by the Hamptons, this strategically positioned, large four-bedroom, three-bathroom townhouse epitomises modern, low-maintenance living. A brand-new offering, it is a superb contemporary residence for those seeking a balanced lifestyle between river and city. The large street-facing balcony, distinctive rendered brick with weatherboard exterior and low-pitched gabled roof line creates a lasting first impression. Its striking appeal is continued inside. Stepping through the oversized front door, the interior unfolds in a symphony of space and light, with every detail meticulously crafted to ensure a living experience that is both spacious and intimate. The highly sought after ground floor guest bedroom enjoys a large, fitted walk-in robe and its own bathroom with shared access to the full downstairs powder room. The open-plan living area, bathed in natural light from the large north-facing windows, is a canvas for both everyday life and grand celebrations alike. Its practical, yet refined finish is a theme throughout the home, with full height ceilings, gorgeous, engineered timber flooring and stylish stone finishes. The kitchen includes an expansive island bench, double electric ovens, a semi-integrated dishwasher, and a large gas cooktop. Ample bench and overhead cabinetry and as well as clever slide out pantry units complete the highly functional entertaining area. This is a space designed not just for cooking, but for living - a central hub where meals are prepared, stories are shared, and memories are made. The Master Suite upstairs has two separate walk-in robes and a large, luxurious ensuite bathroom. Its spa-like experience ensures a space for rest and rejuvenation whilst the attention to detail in its finishings add a layer of sophistication and comfort. It has gorgeous full-height tiling, double vanities, large shower recess and a private toilet. Two more large bedrooms with generous fitted robes are serviced by a well-appointed family bathroom including a large shower recess, bathtub, and elegant full-height tiling. A separate powder room and great generously sized walk-in linen cupboard are located adjacent to the family bathroom. The second living room upstairs opens out to the large balcony and enjoys fantastic natural light. With high-grade carpet underfoot and a clever bar area, the space creates the all-important separation that modern families are searching for. The laundry sits behind the kitchen and is equipped with ample storage, bench space and a laundry chute from the upstairs linen cupboard.

2 Thomas Street is perhaps the gateway to a prized inner Western Suburbs lifestyle whilst also being a highly strategic property asset. Its location is a short walk from the renowned sandstone University of Western Australia or within moments to some of WA's finest hospitals and medical facilities offers unmatched convenience. It is a sanctuary designed for those who appreciate the nuances and the fine balance between our city's vibrancy and the serenity of the pristine waters of Matilda Bay.

At a glance:- Brand new four-bedroom, three-bathroom residence - Built 2024 by the award-winning Sovereign Building Company - Designed in the 'Hamptons' look and feel - Ground floor guest bedroom with ensuite bathroom - Master bedroom plus two further bedrooms upstairs - Two spacious living areas - Double height void in the entrance foyer allows maximum light into the home - Ample storage throughout with built in robes, large walk-in linen closet and a dedicated storage area off the garage - 6mm laminated glass windows throughout for premium acoustic value - Double garage with automatic door - Extra high ceilings throughout - Large north facing windows to maximise natural light - Private alfresco - External walls have acoustic wall tiles and acoustic cavity wall insulation - Generously sized, fully tiled balcony off the upstairs living area - LED lighting - Fully ducted and zoned reverse cycle air conditioning - Six-star instantaneous gas hot water system - Reticulation to garden beds - Batt's insulation - Alarm system

The timeless façade combines the crisp clean lines of modern aesthetics with the simple warmth and welcome embrace of being 'home.' To discuss this exciting opportunity further contact Vivien Yap on 0433 258 818. Primary School Catchment: Freshwater Bay Primary School Secondary School Catchment: Shenton College Internal: 306sqm approx. Land: 220sqm

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