

# 21A Newry Street, Floreat, WA 6014

## House For Sale

Tuesday, 11 June 2024



21A Newry Street, Floreat, WA 6014

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Daniel Hart  
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Peter Hart  
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## Under Offer

Welcome to 21A Newry Street, nestled in a quiet cul-de-sac on a leafy tree-lined street in the charming suburb of Floreat. This freestanding character home (with no common walls) boasts an inviting front veranda, perfect for relaxing and soaking in the tranquil neighbourhood ambiance.

**Key Features:**

- **2 Bedrooms Plus Sleepout:** Includes two main bedrooms and an additional sleepout, providing extra sleeping space or a versatile area for various uses.
- **Bathroom:** Designed with both a separate bath and shower, offering convenience and flexibility for different preferences.
- **Separate Laundry:** A dedicated laundry area that includes separate toilet, enhancing the home's functionality and ease of use.
- **Timber Flooring:** Wood flooring throughout, adding warmth and a cohesive aesthetic to the living spaces, complemented by tiled bathroom and laundry areas.
- **Open Plan Kitchen and Meals Area:** An open plan kitchen flows into an extra-large meals area, perfect for family gatherings and entertaining.
- **Reverse Cycle Air Conditioning:** The lounge/main living area, equipped with reverse cycle air conditioning, ensuring comfort throughout the year.
- **Gas Storage Hot Water System:** Features a gas storage hot water system, providing efficient and reliable hot water.
- **Front Security Door:** Enhanced security with a front security door, adding peace of mind for residents.

**Things You Will Love:**

- **High Ornate Ceilings:** High ornate ceilings that add elegance and a sense of spaciousness to the interior.
- **Stucco Finished Walls:** The interior walls feature a beautiful stucco finish, adding texture and character to the home.
- **Feature Fireplace:** The living area boasts a captivating statement fireplace, creating a cozy and inviting atmosphere, perfect for chilly evenings spent with loved ones.
- **LED Light Windows:** The lounge, master bedroom, and front door are adorned with LED light windows, bringing in natural light and enhancing the home's charm.
- **Potbelly Stove:** The sleepout includes a cozy potbelly stove, perfect for keeping warm during cooler months.
- **Storage:** Ample storage with three large cupboards in the entryway, providing plenty of space for organization.

**Parking:**

- **Separate Driveway with loads of Parking:** Features a separate driveway with ample parking space, making it convenient for multiple vehicles.

**Location:**

- Ideally situated opposite Floreat Park Tennis Club, Floreat Park Primary School (Early Learning Centre) and Birkdale Park - including a small children's playground & BBQ facilities.
- Within walking distance of the vibrant Birkdale Street shopping precinct. Enjoy easy access to cafes, restaurants, chemists, boutiques, hairdressers, and more!
- A short 900m stroll to Floreat Forum.

**Property Details:**

- **Land Area:** 396 SQM

This location offers a perfect blend of convenience and tranquillity, making it an ideal place to call home!

For more information or details about the offer process, contact the Hart Brothers today to register your interest.

**Contact Information:**

- Peter Hart: 0409 294 128
- Dan Hart: 0419 944 652

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