

22 Princes Street, Cottesloe, WA 6011

JAMIE LOH
REAL ESTATE

House For Sale

Saturday, 17 February 2024

22 Princes Street, Cottesloe, WA 6011

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 693 m2

Type: House



Tom Loh

OFFERS

Spacious two storey architect designed family home located in one of South Cottesloe's most sought-after locations, only metres from the beach and on a large 693sqm prime Princes Street landholding. This five bedroom and three bathroom home is primed for a family with its multiple living zones, outdoor areas and abundance of space over two levels. This generous property has been meticulously maintained and updated over the years - it would be hard to imagine a more wonderful family home, designed for the ocean zone lifestyle, just off South Cottesloe and Dutch Inn Beach, and the soon to open Kailis fine-dining restaurant on the corner of Marine Parade and Gibney Street. The design flows effortlessly through the living and entertaining areas with high ceilings, while making the most of the northern orientation to natural light. The north facing rear is highlighted with open plan living and casual open plan kitchen and meals area. Stone bench tops, double sink, double fridge cavity (plumbed), extensive pantry storage, dual ovens, stainless steel range hood, 5 burner gas cook-top, and Asko dishwasher. All opening out to a large alfresco, lawn and garden area that is perfect for those beautiful summer evenings and warm winter days. A superb master suite and study (or nursery) with a southern outlook towards the ocean, connected via a gallery over the living area to an additional 4 bedrooms (three with BIR's and two with a study nook). Bedroom 5 with balcony would make a perfect home office or additional lounge. The second storey bedrooms and living area are serviced by ducted reverse cycle air-conditioning, bathroom with bath and walk-in shower, and a standalone toilet with significant storage. An additional guest bedroom and bathroom is located downstairs that doubles perfectly as either a study or home office and is next to a large lounge or formal dining room that receives natural light from both the north and south. Large and enviable underground wine cellar and storage. Double front garage with room for additional two car parking plus a rear workshop, storage, toilet all accessed off the two ROWs, allowing for additional parking and/or boat/trailer storage. Power is available for connection. An amazing and very rare opportunity only metres from the beach. Enjoy with the family now and have either option to develop in the future.

At a glance;

- Subdivisible 693sqm land holding, zoned R30 and bordered by a ROW on the west and north boundary
- A solid limestone 5 or 6 bedroom and 3 bathroom residence with a north facing rear and ROW access
- Stroll to South Cottesloe and Dutch Inn beach
- Stroll to the imminent Kailas fine-dining restaurant off Gibney Street
- Exclusive Princes Street precinct
- Large double wrought iron doors throughout, floorboards and new carpet
- Well-appointed kitchen with great workspace and storage, dual ovens and 5 burner gas hot plate, dishwasher and dual fridge cavity with plumbing
- Upstairs master suite with large walk-in robe and private ensuite bathroom, study/nursery and south facing outlook
- Three further bedrooms with BIRs, with two having study nooks, serviced by a family bathroom. Second upstairs living room/study or fifth bedroom with a balcony
- Downstairs guest bedroom or study
- Mature landscaped gardens both front and back serviced by mains water reticulation
- Over width double garage with space for additional 2 car parking
- Rear ROW with workshop, toilet, additional parking space and storage and provision for power. Accessed off both Princes and Broome Street
- Reverse cycle ducted air conditioning throughout the second storey
- Large underground wine room / storage

Rates (approx.): Council \$5,203.19pa Water \$2,518.31pa