

**23 Woolwich Street, West Leederville, WA 6007**



**Sold House**

Monday, 18 March 2024

23 Woolwich Street, West Leederville, WA 6007

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 293 m2**

**Type: House**



Erynne Campbell  
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**\$1,300,000**

Step into timeless elegance with this stunning character home, meticulously extended with architectural flair. Boasting a seamless blend of classic charm and modern comfort, this residence offers a lifestyle of sophistication and convenience!

**Key Features:**

- Gorgeous Character:** Thoughtfully extended with polished jarrah floorboards, timber joinery, high ceilings, ornate plasterwork and fireplaces, this home exudes charm at every turn;
- Spacious Living:** Open plan flow, indoor/outdoor convenience, new carpet in the living area, and large skylight ensures a bright, welcoming environment;
- Character-Filled Bedrooms:** Equipped with robes, plantation shutters, double glazed windows, high ceilings and air-conditioning, the home's yesteryear charm is maintained with all of the modern comforts;
- Kitchen at the heart:** The large kitchen is equipped with stainless steel appliances and picture windows overlooking the lush backyard, containing ample storage and thoughtful additions including recessed tv cupboard;
- Renovated Bathroom/Laundry:** Indulge in the modern, renovated bathroom/laundry, complete with a heated towel rail for added luxury;
- Expansive Outdoor Space:** A large backyard with grassed areas, mature trees, vegie garden beds, a shed and drying court offers the perfect retreat for outdoor play and entertaining;
- Accessibility:** With a convenient cul-de-sac location, the home is positioned across from a neighbourhood park and close to the vibrant Leederville restaurants and bars. Only minutes to train lines, buses, or the free CAT bus into the city, commuting is a breeze and Lake Monger is only a short stroll away for walks, cycling and outdoor activities. Enjoy a great school catchment zone for West Leederville Primary School or Bob Hawke College, with all arterial links accessible via the freeway proximity.

Council Rates: \$1936.88 Water Rates: \$1496.51pa

This is a fantastic opportunity to secure a beautiful and well-presented home or investment in one of Perth's most sought-after areas. Contact Erynne Campbell on 0403 114 074 today to arrange your viewing! \*Please note that while best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.