

245 Salvado Road, Floreat, WA 6014



House For Sale

Friday, 3 May 2024

245 Salvado Road, Floreat, WA 6014

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 683 m2

Type: House



Helen Hemery

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Please Contact Helen for Details

Preview Viewing this Saturday, 4th May 1:00pm to 1:30pm Strikingly positioned on a commanding and elevated north facing corner, just footsteps from the vibrant Birkdale Street shopping precinct, this character-laden three bedroom home may be comfortably lived in "as is", renovated at your leisure, or rented out while you plan your dream modern home in this outstanding location. Entering through established lawns, shaded by fragrant frangipani trees, this lovely home offers a charming welcome via its classic raised verandah, a perfect spot to capture the sea breeze on warm summer evenings. Once inside, high decorative ceilings, jarrah floorboards and door frames, original picture rails and exquisite leadlight doors and windows have all been lovingly maintained. To the right of the entrance, double leadlight doors reveal a spacious front lounge room with lovely views to the garden, while a second set of leadlight sliders lead to a third bedroom or home office. The adjacent kitchen has space for a study nook, (or room to extend the existing kitchen), plus a quirky banquet dining area with built in seating and storage. A large north-facing master bedroom overlooks the garden, while the second bedroom features leadlight French doors opening out to a lovely, north facing balcony. Both bedrooms are serviced by a light and bright retro-style bathroom with a new vanity, shower and separate bathtub. Outdoors, the sprawling and secure backyard is splendidly shaded in summer by established trees, including frangipani, lemon, pomegranate and mulberry, with loads of space for children and pets. A large expanse of manicured lawn offers plenty of room for a future swimming pool, while parents can take advantage of the shady verandah to keep an eye on the kids. Mere steps from the popular Birkdale St shopping precinct, you are close to shops, cafes and restaurants, doctors' surgery and pharmacy. The location is extremely convenient, with easy access to Subiaco, Claremont and the beach as well as direct public transport to the city. It's an easy walk to local parks in almost every direction, local schools, and sporting facilities, while the more energetic can jog or bike ride to Perry Lakes, Bold Park or City Beach. Homes such as this do not last long. Contact Helen to register your interest today!

KEY FEATURES:

- 683sqm (approx.) green title corner block
- Solid and comfortable original home with scope for further enhancements
- Potential city views from new second storey
- Established gardens
- Reticulation from bore (new pump and controller)
- North-facing verandah and balcony
- Re-pointed limestone footings
- Front and rear Crimsafe security doors
- High, decorative ceilings, cornices and picture rails
- Original jarrah floors
- Spacious lounge room
- Separate kitchen/dining area
- Instantaneous gas hot-water system
- Private and secure rear garden
- Single lock-up garage/storage
- Garden shed
- New colorbond fencing
- Short stroll to local shops, cafes, doctors' surgery, pharmacy, public transport
- Jolimont Primary School and Shenton College catchments

LOCATION FEATURES (all distance are approximate):

- 180m walk to Someday Coffee Co.
- 1.1km walk to Floreat Forum
- 1.3km to Jolimont Primary School
- 2.0km to Perry Lakes Reserve
- 2.2km to Daglish Train Station
- 2.4km to Shenton College
- 2.9km to HBF Stadium
- 3.3km to Wembley Golf Course
- 3.4km to Bold Park Aquatic Centre
- 4.1km to City Beach
- 6.0km to Perth CBD