

**27 Archdeacon Street, Nedlands, WA 6009**

**DUET**

**Sold House**

Wednesday, 6 September 2023

27 Archdeacon Street, Nedlands, WA 6009

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Jake Polce

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**\$2,800,000**

**THE FEATURES YOU WILL LOVE:** Located in one of Nedlands' most sought after streets, this luxuriously renovated character home is your opportunity to secure a sensational family home in an unbeatable location. This single level masterpiece offers a range of 3 spacious living areas together with generous accommodation and functionality. With up to 5 bedrooms plus an enormous rear studio/study you will never run out of space or options in this cleverly designed floor plan with over 400sqm of living space. Outdoor and indoor entertaining merge with the sun filled North aspect featuring a stunning in ground pool and alfresco.

**THE LIFESTYLE YOU WILL LIVE:** Nedlands is Perth's premier lifestyle suburb and this home offers access to all of it. Located South of the highway you can easily walk to cafes, shops, cinemas and transport. Melvista Park, Swan River, Nedlands Golf Club and Tennis Clubs are all at the end of the street. A short walk to UWA and the Matilda Bay foreshore, you really have the best of everything at your fingertips. Couple that with access to Nedlands Primary School and Shenton College and you are a winner!

**THE DETAILS YOU WILL NEED:** Council Rates: \$3,641.72 per annum  
Water Rates: \$2,150.59 per annum  
Land Area: 809m<sup>2</sup>  
Build Area: 403m<sup>2</sup> (Inc studio, porch and alfresco)