

27 Waugh Street, North Perth, WA 6006



Sold House

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 491 m2

Type: House



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Behind the facade of this classic 1920's cottage is a family home that's as liveable as it is beautiful. Renovated as a "forever home", the current owners spared no expense with this high-end fit out. With an internal redesign by Suzanne Marinoni of IDC Design, the residence provides a timeless and playful interior which is perfectly suited to modern life. Set in this tightly held family-friendly street, the sale of 27 Waugh Street is an opportunity not to be missed. SPOTLIGHT / Green Title 491 sqm block / Original house built circa 1920's with seamless extension / Full internal redesign by Suzanne Marinoni of IDC Design / Landscaping by Justin Bajada of Concept Origin Landscapes/ Three dedicated bedrooms plus a separate purpose-built library and separate home office/ Rear landscaping features mature fruit trees and the original "outhouse" structure which now acts as a storeroom; kept and restored as a homage to North Perth / Herringbone and recycled brickwork to driveway and rear garden including rear fence/ ROW access via Jarrah slat gate/ Double carport with motorised roller door and lockable gate/ Tom Dixon Etch Web pendant to kitchen area / Arabescato marble waterfall benchtop to island with 70mm mitre bookend matched joins/ Integrated 3 stage reverse osmosis filter to centre island and separate filter servicing fridge recess/ Full height workable kitchen cabinetry in full grain matched timber veneer including full Blum Intivo internals with spice, oil, baking, cookware and full insert corner drawer units and two pack painted centre island and 9 drawer scullery/ Caesarstone benchtops/ Hansgrohe tapware/ Asko appliances including 900mm induction cooktop, 60cm pyrolytic oven, steam oven and integrated dishwasher/ Qasair rangehood/ Dimmable Faze architectural lighting throughout the home/ Full height curtain sheers with Luxaflex blackout rollers or Norman Plantation shutters throughout the home/ Main bedroom with Tom Dixon Etch Lights pendants and WIR / Ensuite with Rogerseller tapware and floor wastes, double shower, Catalano basins with Italian Frantini tapware, Caesarstone benchtop, full Blum Intivo drawer internals, Italian Marencerana stone floors, full height Spanish Apavisa tiles, dual IXL heat lamps/ Laundry with full height workable 2 pack custom cabinetry, Italian Marencerana stone floors, Spanish Apavisa Tiles, full Blum internals, LED backwash lighting, Caesarstone benchtops/ Daikin Reverse Cycle Air Conditioning / School catchment zones include North Perth Primary and Mount Lawley High School Every detail in this much-loved home has been thoughtfully considered, resulting in an interior design that is both classic and contemporary. Original period features have been preserved and seamlessly blended with modern elements, such as high gloss Jarrah floors, arch mouldings, ornate cornices and brick venting. Full height 3 metre ceilings feature throughout the home offering both seamlessness and a sense of grandeur. With an attention to detail that is second to none, this one-of-a-kind home is the perfect blend of old and new. Anchoring the home to the rear, is the open plan main living area which seamlessly integrates with the dining and kitchen areas. This open-plan design creates a sense of space and fluidity that is perfect for modern family living. The kitchen is a chef's dream, featuring a Tom Dixon Etch Web pendant light that sits artfully above the Arabescato marble waterfall benchtop with 70mm mitre bookend matched joins. The full height workable cabinetry in full grain matched timber veneer with Blum Intivo internals includes spice, oil, baking, cookware, and full insert corner drawer units, in addition to the walk-in pantry. Top-of-the-line Asko appliances, including a 900mm induction cooktop, 60cm pyrolytic oven, steam oven, and integrated dishwasher, and Qasair rangehood complete the picture. The landscaped rear garden by Concept Origin Landscapes is an entertainer's paradise and can be admired from the open plan living and dining area. Features include built-in jarrah seating, a custom-built wrap-around Jarrah deck constructed with hidden fixings and under-deck storage, full stainless-steel gas plumbed 5 burner Infresco BBQ, a recycled brick wall and the original "outhouse" structure that pays homage to the history of North Perth and adds a touch of charm. The mature Orange, Lime, and Lemon trees offer seasonal fruit, adding to the beauty of this backyard oasis. A second living area is located towards the front of the house which is custom designed as a library; complete with built-in ladder for easy access to the full height two pack bookshelves which carry over the library door. This unique space offers a retreat-like atmosphere, perfect for curling up with a good book, listening to music or indulging in a moment of relaxation. The double French doors to the library open to the front jarrah deck and private front garden, bringing the outside into the home. The dual living areas to the residence provide versatility and functionality, allowing you to have separation or solitude when the need arises. A dedicated home office is conveniently positioned adjacent to the front door and provides a custom built-in desk to readily accommodate two people. Grain matched overhead custom cabinetry plus two matched movable drawer caddies allow the study to be set up and used in a modular way. The main bedroom with separate WIR affords a level of quality unlike most, with a set of Tom Dixon Etch pendant lights and full height curtain sheers with Luxaflex blackout rollers creating a sense of sanctuary. The adjoining ensuite bathroom is equally impressive, featuring Rogerseller tapware and floor wastes, a double shower, Catalano basins with Italian Frantini tapware and a

Caesarstone benchtop. Full Blum Intivo drawer internals ensure that your storage needs are met, while Italian Marencera stone floors and full height Spanish Apavisa wall tiles add a touch of warmth to this beautifully appointed space. The result is a main bedroom and ensuite that are sure to impress and provide the ultimate in comfort and luxury. The ensuite finishes continue into the laundry with Marencera stone floors and Spanish Apavisa wall tiles which are matched to custom two pack full height workable cabinetry. A custom sourced deep bowl sink and backwash LED lighting ensure the laundry remains as functional as it is beautiful. The secondary bedrooms are well proportioned and enjoy wonderful natural light. Bedroom 2 is oversized and features the original fireplace surround and feature pendant. Both bedrooms benefit from Crimsafe mesh, full height built-in cabinetry and window treatments, including Norman plantation shutters and full height Luxaflex sheers and curtains respectively. The main bathroom with its white aesthetic is a serene yet fun space. A freestanding Caroma bath with an overhead shower takes pride of place, which is further complemented by Dorf tapware. Located on a tightly-held, family-friendly street, this property is just a short stroll away from the vibrant Angove Street and Fitzgerald Street precincts. Enjoy easy access to an array of cafes, restaurants, and shops, as well as nearby parks including Woodville Reserve and Hyde Park. Rarely do we see homes with this level of attention to detail and finish come to market in North Perth, so strong interest is expected and we encourage buyers to act promptly. RATES Council \$2,875.84 pa Water \$1,678.60 pa