

**28 Norfolk Street, Mount Lawley, WA 6050**

THE PROPERTY EXCHANGE

**House For Sale**

Wednesday, 29 November 2023

28 Norfolk Street, Mount Lawley, WA 6050

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Ingrid Bradshaw  
0893883988

## End Date Sale

End Date Sale – Offers closing Wednesday, 13 December at 4pm (The seller reserves the right to sell prior to the end date sale) Create your own La Dolce Vita here! An absolute rare find in a location that is gold! With timeless authenticity and cherished family memories, this classic circa 1925 Mount Lawley home on a very generous sized 855 sq. metre land holding comes rich in original character and tradition. Expect to find high ornate ceilings, jarrah floorboards, picture rails, tall skirtings, decorative cornices, original fireplaces. This home has inevitable opportunities for the astute buyer with a vision for the future. Roll up your sleeves and renovate over time, sympathetically restore, extend and revive the life and soul of this nostalgic family home, with the added potential (STCA) for redevelopment. Explore your options this inspiring home is certain to excite even the faint hearted!

**THE HOME** 4 bedroom 1 bathroom Kitchen / dining Living Lounge Study Laundry 2 wc

**FEATURES** Original Mount Lawley c.1925 home with classic period features Bullnose verandah to front Timber and glass entry door Elegant long traditional hallway with original arch and corbels Wide jarrah floorboards, high ceilings, decorative cornices, ornate ceiling roses, picture rails, original fireplaces, stained glass leadlight windows King size bedroom one with ceiling rose, sash windows, picture rails and fireplace King size bedroom two with corner casement windows, stained glass leadlight panels above, ceiling rose, closed fireplace and decorative cornices Bedroom three and four both of generous proportions Large formal lounge with ceiling rose, picture rails, ceiling rose, original fireplace, tall windows, bookcases and split system reverse cycle air conditioning Renovated well appointed kitchen, spacious open plan dining and living Great sized study / home office Modern bathroom with shower, single vanity Laundry with access to rear, storage to hallway Separate wc Cooling only wall air conditioning units

**OUTSIDE FEATURES** Large front gardens wrap the gracious facade Huge rear yard with mature citrus including orange and lemon tree's Workshop to rear with great versatility Timber deck with beautiful trailing grapevine Outside second wc

**PARKINGS** Single garage to rear Brick paved driveway to side of house providing ample additional off street parking

**LOCATION** Enviable and highly sought after! In a brilliantly convenient and central spot between North Perth and Mount Lawley and walking distance to almost everything – head south to beautiful Hyde Park, and there's superb restaurants, gorgeous coffee shops, cool bars, boutique shopping and entertainment options all around! Fitzgerald Street and North Perth precinct are 350 metres away at the end of Forrest Street so check out Satchmo Coffee, Engine Room Espresso, Acqua e Sale, Zuccaro Trattoria, Istanbul Kitchen, Sa-Lung Thai Café, and just a little further, all the delights of Angove Street including Stompcoffee, Milk'd & Co, Latasha's Kitchen, Trattoria Ilaria, Namaste India, Tagine Tapas and Grill and many more. Head in the opposite direction to Highgate and Mount Lawley for Bossman, Modus Coffee, eateries along Beax Lane, La Rebelle, The Beaufort, The Queens, The Elford, Goreng Goreng where do we stop! And, then there's Northbridge, the options are endless... Public transport is a breeze and it's only 2.5km into the heart of the CBD.

**SCHOOL CATCHMENTS** North Perth Primary School Mount Lawley Senior High School

**TITLE DETAILS** Lot 257 on Plan 2355 Volume 1285 Folio 408

**LAND AREA** 855 sq. metres

**ZONING** GR40

**PROPERTY NOTE** City of Vincent Local Planning Scheme No. 2 Subclause 6 of Clause 26 'Within the areas coded R40 bounded by Vincent Street, Beaufort Street, Walcott Street and Fitzgerald Street, a maximum of two dwellings will be permitted per lot, with exception of lots with subdivision approval for more than two strata or survey-strata lots granted prior to gazettal of Local Planning Scheme No. 2' (21/12/18)

**ESTIMATED RENTAL RETURN** Coming soon

**OUTGOINGS** City of Vincent: \$2,017.73 / annum 23/24 Water Corporation: \$1,155.02 / annum 22/23

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.