

# 3 Quadrangle Place, Nedlands, WA 6009



## Sold House

Monday, 14 August 2023

3 Quadrangle Place, Nedlands, WA 6009

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 396 m2**

**Type: House**



Emma Gilbert

**\$2,150,000**

Convenience coupled with a contemporary design, this timeless family home has been built without compromise providing a seamless collection of indoor/outdoor entertaining spaces that compliment any lifestyle. Set over 3 levels, the expansive layout combines multiple family living, dining and entertaining areas including a large home office and fully equipped theatre room with wine cellar on the lower level. The flexible floorplan wraps a modern entertainer into a relaxing sanctuary, making this home truly unique. All situated on a low maintenance block this home embraces a convenient lifestyle all within easy access to, public transport, Perth CBD, Hampden Roads restaurant & café strip, shopping, schools, Private & Public Hospitals, University of Western Australia and Kings Park. What to know: 4 bedrooms, 3 bathrooms Master suite with balcony, large walk in robe and luxury ensuite Three level home with multiple living zones Home office or guest bedroom on the ground floor Chefs kitchen with Caesar Stone bench tops, Glass splash backs & Miele appliances Undercover alfresco Games room or separate dining Powder room on the ground floor Dedicated theatre room and wine cellar to the lower level Below ground swimming pool with water feature Double lock up garage with extra storage Ducted reverse cycle air conditioning throughout Plenty of storage throughout Dual gas feature fireplace to family-kitchen Security alarm system Video intercom to front gate and front door Council Rates: \$4372.92 Water Rates: \$2738.87 Year Built: late 2009 Land: 396sqm Green Title All Offers by 20th June (if not sold prior) Who to call: Adam Gilbert 0430360031 Emma Gilbert 0433401216