

**30 Venn Street, North Perth, WA 6006**

**paragon**

**House For Sale**

Friday, 3 November 2023

30 Venn Street, North Perth, WA 6006

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Theo Kouroulis  
0411751377



Nik Zounis  
0418913456

**From \$1,649,000**

HOME OPEN SATURDAY 4TH OF NOVEMBER - 12:30PM - 1:15PM This contemporary residence boasts an impressive century old plus resume and its ready to offer a new family the chance to be part of its enduring legacy. It is a beautifully extended and renovated four/five bedroom, two bathroom period residence with modernistic improvements set in the heart of our fabulous North Perth community. Its character laden interior is felt primarily in the original bones of the home, with a stunning bull nose front verandah, solid floorboards, high ornate ceilings, an ornate fireplace and picture rail detail all paying homage to a bygone era. Fast forward to a full extension including a second storey to bring this residence well into the twenty first century, with a well thought out addition creating a modern and substantial home for the whole family to enjoy. The layout is conducive for comfortable and spacious living, with a free-flowing floorplan there are so many rooms in this house everyone is bound to find their own favourite space to enjoy. Downstairs offers a formal lounge room, study, fourth bedroom, a versatile fifth bedroom or toy/activity room, large under stair storage and the stylishly expanded portion of the property, containing a beautifully finished kitchen, dining, living, main bathroom, powder room and laundry. The glorious open plan kitchen, dining and living zone is no doubt the central hub of the home and invites a special place for both formal and informal gatherings. Finished in a striking white cabinetry with grey detail splashback and stone bench tops the kitchen is well appointed. Quality appliances, including a dishwasher, plenty of storage and bench space and the best bonus of all, a discreet scullery to make this a highly functional kitchen area perfect for endless culinary adventures. The living/dining area is an airy space filled with an abundance of natural light opening out to the middle courtyard and rear patio alfresco area, seamlessly integrating indoor and outdoor living and entertaining. Upstairs are three generous size bedrooms, including the master complete with a vogue inspired ensuite and plenty of built in robes. All bedrooms also have ceiling fans. Fully landscaped gardens ensconce the home, the gardens are accentuated with a mix of mature trees, shrubbery, a veggie patch and lush green lawns. Perfect for summer there is also a very inviting, fully fenced off pool, providing endless fun for your family and friends throughout the warmer months. This combined with the large alfresco area means your home will be the most popular place to BBQ and enjoy the season. Other features to love about this home are, fully ducted air conditioning, an inbuilt gas fireplace heater in the informal living, under cover parking for two cars with storage in the roof space and a rear garden shed. There is so much to love about this charming and sophisticated home. Elegant and refined, yet relaxed and comfortable in equal measure, a flawless example of a residence tailored to perfection to family living and in perfect harmony with the demands of modern living. Ideally positioned on Venn St and within easy walking distance to all the top amenities North Perth has to offer, this captivating 607 sqm slice of blue-chip property provides a fantastic location and enviable lifestyle. SCHOOLS NEARBY North Perth Primary School Kyilla Primary School Mount Lawley Primary School Mount Lawley Senior High School TITLE PARTICULARS Lot 310 Deposited Plan 34046 Volume 1786 Folio 795 LAND AREA 607sqm ZONING R40 OUTGOINGS Water Rates: \$2,027.58 PA Council Rates: \$3,465.81 PA