

**30A Williams Road, Nedlands, WA 6009**



**House For Sale**

Friday, 17 November 2023

30A Williams Road, Nedlands, WA 6009

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 342 m2**

**Type: House**



Thomas Jefferson Wedge

0416657300

## FRESH TO MARKET!

Contemporary Luxury Meets Tranquil Oasis in Nedlands: An Exquisite Modern Haven Featuring a Breathtaking Sapphire Pool

**THE RESIDENCE** Enhance your lifestyle in this exquisite residence nestled in the heart of Nedlands. An architectural beauty, this home showcases the elegance of Donnybrook Sandstone juxtaposed with an impressive Tasmanian Oak front door, setting a tone of luxury from the very entrance. As you approach, be captivated by the sparkling, inviting Sapphire Pool, promising leisurely dips and tranquil moments.

**THE LOCALE** Immerse yourself in convenient suburban living in the Hollywood District of Nedlands. This home, perched in an advantageous spot elevated on Williams Road, embraces the treetops Nedlands is known for. Its strategic position provides effortless connectivity to public transportation, and a variety of shopping and dining options on nearby Hampden Road and adjacent Broadway Fair Shopping centre. What a life you can have!

**Educational Proximity:** Situated near premium schools and the esteemed University of Western Australia fostering an environment of academic excellence. Only steps to the nearby hospital zone including Perth Children's Hospital, Sir Charles Gairdner Hospital and Hollywood Private Hospital.

**WHAT'S INSIDE** Step inside this freshly painted haven and discover a thoughtfully designed floor plan that spans over two levels, offering ample space for relaxation and entertainment.

**GROUND FLOOR:** The ground floor is a testament to modern living, featuring a well-equipped kitchen that seamlessly blends with the dining, family area and alfresco. A bedroom with built-in robes and an ensuite adds convenience, while the fully equipped cinema room promises endless entertainment. The large laundry with top-notch built-in storage leads to a practical drying area, and the bifold doors open up to a North-facing outdoor alfresco area. A double garage off the rear laneway ensures easy access and secure parking.

**FIRST FLOOR:** The first floor is a sanctuary of comfort, headlined by a luxurious master suite with a walk-in robe and an impressive ensuite, complete with a corner spa bath and a private balcony with tree-top views and glimpses of Perth CBD. Two additional large bedrooms, both with built-in robes, provide ample space for family or guests. The high vaulted ceilings and north-facing windows add to the sense of openness, and a large retreat or second living area/home office offers a quiet space to unwind.

**TELL ME MORE:** Notable features of this splendid home include Caesar stone bench-tops, a high-end Delight cooktop and oven, Miele dishwasher, and sustainable bamboo flooring. Enjoy movie nights in the fully equipped cinema room. The Daikin ducted reverse cycle air conditioning ensures year-round comfort, while quality louvered window treatments in all bedrooms provide privacy and style. The home is also equipped with a fully integrated intercom/security system with front gate release and a comprehensive security alarm system. Storage is plentiful, and the home boasts great separation of spaces. The gardens are easy to maintain, complementing the low-maintenance block.

**WHAT'S THE AREA LIKE?** Located within walking distance to the Hospital zone, Kings Park, and Matilda Bay, and just minutes from the CBD, this property is ideally situated close to transport, schools, UWA, and the vibrant Hampden Road cafe strip. This home is not just a residence; it's a lifestyle choice for those seeking the perfect blend of luxury, convenience, and location. For some, it may be the ultimate lock-up and leave!

**INVITATION TO EXPERIENCE** We look forward to welcoming you to the 30a Williams Road in Nedlands. This modern sanctuary amplifies suburban living, offering a fusion of convenience and contemporary sophistication. To experience this extraordinary Nedlands property, reach out to Thomas at 0416 657 300. Embark on a journey to make this architecturally exquisite property your own. Welcome home!

**COSTS TO CONSIDER** Council Rates: \$3,734.31 p.a. (approx.) Water Rates: \$2,479.72 p.a. (approx.)

**DATA TO DIGEST:** Lot: 342m<sup>2</sup> (approx.) Living: 236m<sup>2</sup> (approx.) Embrace a lifestyle where comfort, convenience, and style converge. Presented in excellent condition, this Nedlands treasure will impress your friends and family. Call Thomas (0416 657 300) to make an offer now.

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