

31 Florence Road, Nedlands, WA 6009

DUET

Sold House

Monday, 11 September 2023

31 Florence Road, Nedlands, WA 6009

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



Jake Polce

0862447860

\$2,000,000

HOME OPEN CANCELLEDTHE FEATURES YOU WILL LOVE: Located South of the Highway this original character home is bursting with possibilities. Sitting on an expansive 1012 sqm block, this is the perfect place to plan, build and create memories. High ceilings, polished boards and gorgeous leadlights are all still in place, just waiting for a keen eye to bring them back to life. The existing home is ideal for those looking for the perfect entry point into this sought after pocket or as an interim rental property whilst you create your masterpiece. THE LIFESTYLE YOU WILL LIVE: Stroll slowly down to Melvista Park on a warm summer's evening, maybe a coffee at Cafe Latte or a glass of wine at Steve's. Bike ride into the city and stroll around the shops or Elizabeth Quay. Whatever your passion, this home will provide everything you could want. Incredible access to the river, city, UWA, Kings Park, hospitals, schools and shops, the very best of Perth all within easy reach. Located in the Nedlands Primary School and Shenton College catchments. THE DETAILS YOU WILL NEED: Council Rates: \$2,131.88 per annum Water Rates: \$1,307.48 per annum Land Area: 1012m² Build Area: 250m² (inc Garage & Carport)