

**31 Martin Avenue, Nedlands, WA 6009**



**House For Sale**

Friday, 17 November 2023

31 Martin Avenue, Nedlands, WA 6009

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Bev Heymans

## Offers Closing 12th December

Offers Closing 12th December 2023 (unless sold prior) This lovely character home really ticks every one of the family boxes:- Single level layout- Excellent accommodation with two master bedroom options- Separate living areas- Large, grassed back yard- Fully fenced pool Features:- Front lounge room- Large open-plan dining and family room with stylish light fittings, split-system air-conditioning, soaring high angled ceilings, a gas fireplace and double-door access to the back yard- Open-plan kitchen/meals area leading directly out to the alfresco area- Rear alfresco-entertaining area with a gas bayonet for barbecues- Light filled kitchen with stone bench tops, excellent storage, double sinks, appliance cupboards, stainless-steel range hood, five-burner gas cooktop/oven and a stainless-steel Miele dishwasher- Spacious master with walk through robes and renovated bathroom- Second master option with en suite bathroom and walk in robe - Third bedroom with dressing room and retreat/study- Fourth bedroom with built in robe- Family bathroom - Separate powder room- Covered parking for two cars- High ceilings- Wooden floorboards- Solar system- Reverse-cycle air-conditioning- Security system- Reticulation This is a superb lifestyle location. Positioned on the Northern side of Stirling Highway, this family home is conveniently located just a short walk from the vibrant cafe precinct, Hollywood and Sir Charles Gairdner Hospitals, the University of Western Australia and Kings Park. Public transport options abound in this bustling hospital and university precinct. This is wonderful opportunity to raise your family, enjoy the amenity on offer, and prosper later due to the R160 zoning potential.\*Please note that while best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. The owners reserve the right to sell the property prior to the closing date.