

31 Montreal Road, Woodbridge, WA 6056

House For Sale

Friday, 3 November 2023

31 Montreal Road, Woodbridge, WA 6056

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1685 m2

Type: House



Heidi McAtee McAtee

From \$1,350,000

Offering the best of both worlds, this lovingly restored character residence encompasses 1685 sqm of living including a sensational below-ground pool and expansive lawns and gardens that meander to the waters edge. This exclusive and rare location offers a rich family lifestyle opportunity - somewhat akin to country living with expansive natureland views and feeling seemingly away from it all, yet conveniently close to the things that matter most. This is a prime location with Guildford Grammar Private School, Woodbridge Primary and the Train all within easy walking. Framed behind its traditional white picket fence and gorgeous landscaping, this impressive residence is meticulously appointed throughout and showcases simply exquisite tuckpointing to its front façade, together with five sets of delightfully elegant French doors that provide access to various verandah elevations. There is splendour and brilliance in the various displays of magnificent leadlight throughout the home accompanied by ornate traditional fireplaces, high ceilings, traditional sash windows, jarrah floorboards and many traditional features in the character of yesteryear. This breathtaking setting is guaranteed to impress all who view with its landscape providing the ambiance for garden parties and special gatherings, entertaining family and friends on the verandah or games patio, pool birthday party celebrations for the kids and their entire classrooms, a marquee perhaps for those special milestone events, or simply relax and enjoy the timeless elegance with the everchanging colours of the seasons. This esteemed location offers easy walking to Woodbridge Train Station (20 mins to Perth CBD) and underpass walking connection which provides quicker access to Guildford and prestigious Guildford Grammar grounds. Woodbridge is a historic precinct enjoying early settlement with historic Guildford and both flank the Helena & Swan Rivers and take delight in the Woodbridge Riverside Park & Play Space on the Swan River. Woodbridge is also in very close proximity to the new medical and educational hub near the historic railway workshops which includes the St John of God Public & Private Hospitals and the NEW Curtin University Medical Campus.

INTERNAL FEATURES:

- 4 Bed, 1 Bath, 2 Living Areas
- Elegant formal entry with spectacular leadlight
- Jarrah floorboards, high ceilings, decorative cornices and profile skirtings
- Lounge features ornate fireplace with timber mantle and cast-iron insert with decorative panel tiles, wall mounted r/c a/c, sash window, gas bayonet and beautiful French doors providing access to the front verandah
- NEW Kitchen includes Belfast-style double sink, Smeg oven and rangehood with gas cooktop set within the original chimney, Miele dishwasher, central bench with plenty of below bench storage, customised cabinetry with double-size fridge/freezer recess, coffee and breakfast station, and gas bayonet
- Second living with gas bayonet offering stunning views and access through rear French doors to the magnificent pool, games and garden areas
- Renovated Master bedroom features sash window with elegant shutters, traditional fireplace (not in use) and soft carpet underfoot, wall mounted r/c a/c, customised built in robe and includes adjoining door to Bed 2.
- Bed 2 with adjoining access to the Master bedroom and includes a set of elegant French doors providing access to the side verandah.
- Bed 3 is expansive with wall mounted R/C A/C, a set of stylish casement windows on the eastern elevation, double French door access to the back verandah and an additional French door to the eastern elevation verandah.
- Bed 4 features wall mounted R/C A/C, jarrah floors and offers another set of French doors to access the rear verandah.
- Bathroom features traditional bath, separate shower, elegant vanity with above-bench mirror storage cabinet and WC
- Light and bright laundry with feature porthole window
- Insulated
- Security screens

EXTERNAL FEATURES:

- 2 Car Spaces - Electric Gate Access
- Below Ground Riverina Pool (C2020) Approx 7.5 x 3.65m (depth 1m-1.8m)
- Spectacular Gardens, extensive limestone walls and stairs, recycled brick paving, magnificent displays of ivy, arum lillies, scented standard roses, David Austin roses, crepe myrtle, magnolias, mulberry, loquat, trident maples and a backdrop of soaring Australian native gums to rival Kings Park.
- Extensive perimeter verandahs & rear timber decking with turned posts
- Gas bayonets to lounge, living and kitchen
- Traditional outside Loo with corrugated iron bullnose roofing host to a spectacular carpet of annual flowering roses.
- Underground power
- Garden shed
- Water storage tank
- Bore

GENERAL:

- Year: C1904
- Land Size: 1685 sqm
- Land Rates 23-24: \$1900 P/A (approx)
- Water Rates 22-23: \$900 P/A (approx) - Deep Sewerage Connected
- 5 min walk to Woodbridge Train Station
- 10-15 min walk to Guildford Grammar
- Train: 20 min to Perth CBD (approx)

SPECIAL INTEREST: Historic records indicate Glenmoor operated as a maternity hospital and some historical information is documented at the Battye Library

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