

**32 Brookman Street, Perth, WA 6000**



**House For Sale**

Tuesday, 5 December 2023

32 Brookman Street, Perth, WA 6000

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 301 m2**

**Type: House**



Claude Iaconi  
0412427877

## low-mid millions

Inspections prior to first home open available. Beat the rush, call now! Enviably located in the heart of a neighbourhood adored for its lifestyle strips, heritage architecture, history and city proximity, this beautifully renovated c1897 semi in one of inner Perth's most desired and tightly-held pockets allows you to be a part of something special. Considered a precinct of historical significance, Brookman and Moir Street homes represent a complete and intact residential development dating back to 1897. The semi-detached houses were constructed in the Federation Queen Anne Style and demonstrate the social mores and way of life in the developing area north of Perth, at the commencement of the Gold Boom period. These homes provide notable examples of a late 19th century town scape with its repetitive building forms and development patterns. In 2023, the fastidious owners of 32 Brookman Street are pleased to showcase this renovated and extended 4 bedroom home on a sizeable 302 sqm green titled allotment ready to impress the discerning inner city dweller. Beyond a charming façade adorned by a bountiful mulberry tree, the crisp interior strikes the perfect period - modern balance. Suitable for a wide range of buyers - busy executives, empty nesters, young families or city romantics, entertaining and relaxed enjoyment with open plan living is assured. The floor plan provides total versatility with four large bedrooms, easily supporting an additional lounge or home office space. Everyday living is a breeze with its multiple flexible living spaces. With conservation works and renovations recently completed, the home offers a purpose-built oversized kitchen and north facing dining/living space that seamlessly connects to the rear veranda and professionally landscaped garden. The new occupants will also benefit from a low maintenance, fully reticulated urban orchard landscaped by the award winning landscaping firm 'Sustainable Garden Design'. Socialites will love the abundance of entertaining space as well as off-street secure parking. Eco-friendly credentials are further enhanced by a 10.36kw solar array future-proofed for battery connection. HIGHLIGHTS: / Front veranda overlooking low maintenance gardens / Central hallway / Spacious accommodation with 4 bedrooms + 1 bathroom or configure to 3 bedrooms + Office / Modern stone top kitchen with 900mm free-standing gas oven/cook top and full suite of quality stainless steel appliances / Tiled splash back / breakfast bar / ample storage / Open plan dining/living area off the kitchen / Fully renovated bathroom & laundry / Reverse cycle ducted Air Conditioning / Period fireplaces, high ceilings, jarrah floors, sash windows / Designer pendant lights to living / kitchen and lounge room / Rear patio overlooking sun washed backyard / Rear access for off-street parking / Garden shed / outdoor toilet / Street permit parking for 3 vehicles & rear off-street parking for 1 vehicle / Green Title 301m<sup>2</sup> / Shire rates: \$1968.65 pa / Water rates: \$2412.00 pa Looking to be part of the "in-crowd"? You'll have everything you need within a short stroll; Golden Choice- the best fresh produce in Perth, Artisan Butchers specialising in South American, Asian, and European delicacies, Asian supermarkets galore, pastries from Miller and Baker, Corica or Freddie Strudels, The Re Store. Coffee at Parkside, Tom's Providore, Sayers Sister, Vincent, 399 Bar....just to name a few! Approximately 1.5 kilometres from the CBD in a highly sought after precinct, get the most out of life in one of the world's most liveable cities. This is your opportunity to achieve lifestyle success in a unique precinct and to secure your piece of history in one of the oldest parts of inner Perth. Inspect by appointment by contacting Claude Iaconi - Edison Property on 0412 427 877 or [claudio@edisonproperty.com.au](mailto:claudio@edisonproperty.com.au) We anticipate interest will be intense and encourage buyers to act promptly.