

32 Lupin Hill Grove, Nedlands, WA 6009



House For Sale

Thursday, 13 June 2024

32 Lupin Hill Grove, Nedlands, WA 6009

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 232 m2

Type: House



Shiva Shakibae
0893868255

Offers from \$2,100,000

Discover the perfect blend of comfort, style, and convenience in this magnificent 4 bedroom, 3.5 bathroom home. Whether you're downsizing, investing, or simply seeking a lifestyle change, this property ticks all the boxes. Location Perfection: • Situated within easy reach of public transport, highly regarded private and public schools, the University of Western Australia, hospitals, and Shenton Park Shopping Centre. • Just a short drive from Subiaco, Claremont, and the CBD. • Kings Park and scenic walks are practically at your doorstep. Ground Floor Highlights: • Modern kitchen with Caesar Stone benchtops, glass splashbacks, and Miele appliances (including a wide oven). • North-facing living area with an elevated terrace for soaking up the sun. • Two open-plan living spaces. • Spacious rear courtyard with serene trees-an extension of your living area. • Large laundry with ample storage. • Convenient powder room. • Double lock-up garage. First Floor Retreat: • Luxurious master suite with walk-through robe, ensuite bathroom, and a private balcony. • Two generous secondary double bedrooms with built-in robes. • Study area or cozy retreat nook. • Additional secondary bathroom. Separate Studio: • Accessible from the back of the property. • A self-contained 36 sqm studio. • Features a kitchenette, living space, bedroom, and bathroom. • This versatile studio is perfect for accommodating extended family members, creating a home office, or providing a dedicated space for teenage or adult children. Additional Features: • Abundant built-in storage throughout. • Flooded with natural light. • Skylights in the living area. • Floor area: 301 sqm. • External space: 232 sqm. • Enjoy two courtyards and a balcony off the master bedroom. • Gas outlet for BBQ in the courtyard. • Across the road from the old Hollywood Senior High School oval with many stunning mature trees. Rates: • Council rates: \$3007.23 per annum • Water rates: \$2025.55 per annum Welcome to your new lifestyle-where comfort, convenience, and elegance converge! For more information or a private viewing, please contact Shiva Shakibae at 0421 489 028. Disclaimer: * The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.