

**33 Arundel Street, Bayswater, WA 6053**



**Sold House**

Friday, 1 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 673 m<sup>2</sup>**

**Type: House**

## Contact agent

Step inside this private sanctuary through the secure gate and you will find this "Hidden Treasure" amazing character home perfect for a growing family. Built in the early 1950's, this enchanting property promises to surprise and delight from the moment you step through the double doors and into a grand entry hall with timber floors and soaring high ceilings. From there you'll discover a home brimming with character from its cosy wood-burning stoves, beautiful stonework, charming sitting room, huge country-style kitchen and king-size bedrooms with French doors that open out into your own private garden. This home will tick all the boxes with an upstairs loft area perfect for a teenage retreat, a guest room or a full gym set up/yoga room. Alternatively, it could be an awesome home office or the ultimate "Man Cave". There are so many options here, with a separate formal lounge room with beautiful log fire to the large country style kitchen boasting enough space for the entire family to enjoy a meal together like the good old days. The entire home features incredible hand crafted stone work which makes it unique and you will certainly be the envy of your family and friends living here. There is also a separate study located away from the hustle and bustle of the main home with easy access to the back door making it the perfect space for working from home. The back yard is perfect for entertaining and great for the children and family pets. Secure and private with a wall around the perimeter this an oasis for family gatherings or parties. The Alfresco area is complemented by a pizza oven and even has a sink with hot and cold water and the North facing Arbour is full of grapes and passionfruit through mid to late Summer. The beautiful mature Cape Lilac tree is a central focus which is the perfect blank canvas for a tree house/cubby house with a bit of imagination, The children will absolutely love putting their own finishing touches on this. There is a separate brick and tile workshop which would be the envy of every handyman or perfect for that collectable car or home business. Alternatively, a potential separate Granny Flat in the future with its own rear laneway entrance. Features:

- Huge country-style kitchen with 900mm chefs free-standing gas cooker and plenty of bench space and storage
- Cosy wood-burning stoves in the kitchen and sitting room
- Vaulted ceilings
- Three generous bedrooms downstairs plus large loft bedroom upstairs or teenage retreat
- Separate home office
- Ducted evaporative air conditioning downstairs and reverse cycle split system upstairs.
- Charming main bathroom with bathtub
- Renovated laundry/bathroom combo and separate powder room
- Large, covered patio with pizza oven.
- Large, powered shed/workshop
- Rear lane access/parking plus additional off-street parking to the front of the home
- Fully enclosed reticulated gardens

This home is everyone's dream wanting to buy a full block in Bayswater. It is walking distance to two train stations, Bayswater and Meltham. Walking distance to fantastic schools such as Bayswater Primary, Saint Columbus, Chisholm College and only a short drive to other great schools such as Perth College, Saint Peters and Infant Jesus Primary School. Located on the corner of Arundel Street and Shaftesbury Avenue it has a rear laneway and a solid brick and tile workshop. Th potential of subdividing in the future makes this property a very sought after investment. The location puts you within easy access of some of the best cafe and entertainment spots Perth has to offer including Beaufort Street, Maylands plus close public transport to the CBD and Morley Galleria. Water Rates \$1184pa approx Shire Rates \$2056pa approx Call Paul Ross on 0428571050 for a price guide on this amazing and unique property