

**34 Clark Street, Nedlands, WA 6009**

**Sold House**

Wednesday, 23 August 2023

**DUET**

34 Clark Street, Nedlands, WA 6009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 776 m2**

**Type: House**



Jake Polce

0862447860

**\$2,006,000**

**\*INSPECTIONS BY APPOINTMENT\*****THE FEATURES YOU WILL LOVE:** Located on the high side of the road this gorgeous character residence offers you and your family a unique opportunity. Already a very comfortable family home, you can capitalise further on the property, extend and add your own touches, or invest for the future on this rare R60 development site. Featuring all the period features, the home has all the details you would expect to find, with soaring ceilings, wide polished floorboards and detailed cornicing. Generous accommodation and living areas, including an upstairs teenagers retreat and a large backyard, provide plenty of space for families to live, play and grow.**THE LIFESTYLE YOU WILL LIVE:** Stroll slowly down to the river's edge on a warm summer's evening, maybe a coffee at Little Way or a glass of wine at Steve's. Bike ride into the city and stroll around the shops or Elizabeth Quay. Whatever your passion, this home will provide everything you could want. Incredible access to the river, city, UWA, Kings Park, hospitals, schools and shops, the very best of Perth all within easy reach. Located in the Nedlands Primary School and Shenton College catchments.**THE DETAILS YOU WILL NEED:** Council Rates: \$2,419.24 per annum Water Rates: \$1,368.65 per annum Land Area: 776m<sup>2</sup> Build Area: 253m<sup>2</sup> Zoning: R60 For further information please call Michelle Kerr 0412 770 743