

**34B Joseph Street, West Leederville, WA 6007**

**central**

**Sold House**

Monday, 11 September 2023

34B Joseph Street, West Leederville, WA 6007

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 371 m<sup>2</sup>**

**Type: House**

## Contact agent

Located in one of Perth's most desirable inner-city suburbs, this unique and modern home spread over two levels, is equally suited to the professional couple as it is to the urban family. The owners of this exceptional 3-bedroom, 2-bathroom property have transformed a former mechanic's garage into a much-loved family home. The identity of this home is defined by artisanal craftsmanship, high quality materials and creativity. Significant time and effort has been invested in sourcing the home's unique elements and features from both local and international collectors and creators. From the moment you step through the front door, you know this place is special. Reminiscent of a New York loft style abode, extra high ceilings, skillion-style roofing, and natural light streaming through 3-metre-high windows give the open plan living and dining area ethereal appeal, while polished concrete floors, exposed timber and steel beams and free-standing staircase provide a practical, modern feel. Joining the living area, a spacious kitchen comes complete with gas cooktop, electric oven, dishwasher and attractive breakfast bar, and offers enormous storage with built-in cupboards and shelves, while the cosy separate sitting room with views into the garden provides a snug spot for watching movies during those cooler winter months. Upstairs comprises of a generous master bedroom, two additional light filled bedrooms, a study nook and a stunning bathroom that includes exposed copper pipework and custom hand-spun copper shower fittings imported from Canada. Bespoke Tasmanian Oak windows connect the rooms allowing natural light to flow throughout the home. Meticulously renovated, every inch of this character home tells a story. Lovers of local art and history will especially appreciate thoughtful additions and features such as handcrafted windows and doors created with Tasmanian Oak and Jarrah, a sunken wine cellar converted from the building's former mechanic's pit, chandeliers made from wine bottles and polished drying racks, and antique lights and signage suspended tastefully throughout. Interesting local historic features include an awning over the front (Hatch Lane) doorway reclaimed from the original Perth Railway Station and a repurposed State Energy Commission street light to illuminate the yard. Outside, the courtyard is perfect for summer entertaining, and with a magnificent Jacaranda tree, and high impact graffiti and street art murals painted by commission by renowned Perth artists including James Giddy, your guests are sure to be impressed. The backyard has an inviting and relaxed garden bar atmosphere with multiple areas including an undercover patio for dining and BBQs, an alcove with built-in benches for sitting around a fire pit, festoon lighting, established gardens, vegetable planter boxes, and grassed and paved sections to relax or watch the kids play - there's plenty of ways to enjoy this outdoor hub. And if lifestyle and convenience is important, the property's location couldn't be better. Features:- 3 bedrooms- 2 bathrooms- Roller security shutters on windows- Remote control lock up garage with potential to drive through, access to workshop and mezzanine storage- Entry room with plenty of bike and/or pram storage etc- Additional space for off street parking for 3 extra cars in Hatch Lane- Walkway access from Joseph Street- Private lane access from Hatch Lane- Reverse cycle air-conditioning throughout- Under floor wine cellar with storage shelves accessible from the dining room- Unique lighting throughout, including antiques and an impressive wine bottle drying rack chandelier- Plenty of storage areas and solutions throughout the property- Reticulated gardens in the courtyard- Established fruit trees and vegetable gardens. The current owners are sure you will love the:- Close knit family oriented community- Quiet and peaceful - even though you are so central and so close to everything. Listen for the birds and the church bells- Relaxing home and yard- Perfect central location - Access to the CBD, cafes and bars in Leederville, West Leederville and Subiaco- Accessibility to the beach (approx. 10 minute drive)- Approximately 100m walk to the Wine Thief - a privately owned and operated boutique liquor store with great coffee- Open space and natural light within the home - no need for lights during the day- Access to highly regarded schools including West Leederville Primary and Bob Hawke College- Leading local day care options within walking distance including the West Leederville School of Early Learning, Mercy Care and many others- Short walk to public transport along Cambridge Street as well as West Leederville or Subiaco train stations- Short walk to Lake Monger, hospitals, and medical services, sporting facilities and the vibrant inner city hubs of Leederville, Subiaco, West Leederville and Wembley.- 15 minute public transport commute to Optus Stadium on game day- Entrance being tucked away off a very quiet and very safe sealed double width laneway (Hatch Lane)- Enclosed play park at the end of Hatch Lane- Entry from Joseph Street via a private pathway. For a Private viewing please contact Marg on 0417 957 191. **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, neither the Agent nor the Seller guarantee their accuracy. The particulars of this advertisement are supplied for general information only and shall not be taken as representation in any respect on the part of the Seller or their Agent nor form part of any contract. Prospective clients should carry out their own independent due diligence to ensure the

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