

35 Waroonga Road, Nedlands, WA 6009

Morgan Sudlow

Sold House

Tuesday, 15 August 2023

35 Waroonga Road, Nedlands, WA 6009

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 750 m²

Type: House

\$1,950,000

Perfectly positioned and beautifully oriented, this is the perfect opportunity to secure a prized and elevated position in Nedlands. Situated a stone's throw from beautiful College Park, this solid brick and tile three-bedroom bungalow is a rare example of the time and type. Constructed in the 1930s with a substantial limestone foundation, the home at Waroonga Road is set on a 750m² block and has all the period features including decorative high ceilings and cornices, traditional wide jarrah floorboards, tuckpointed fireplace, leadlight windows and doors. The home follows a traditional floorplan with a wide and welcoming elevated verandah leading to a similarly generous entry hall connecting to the spacious master bedroom and formal lounge area at the front of the house. At the rear of the property, an impressive undercover alfresco area with connecting office/studio has been skillfully constructed to enable outdoor entertaining across all seasons. This bonus room has a myriad of options providing flexibility of living, working from home, or a teenagers' retreat. The elevation and large fenced open garden affords irreplaceable privacy with equally rare views over the established green streetscape of Nedlands. Representing a once in a generation opportunity to secure a tightly-held position in this lovely tree-lined street, the property offers exceptional scope to add your own personal touches. Alternatively, appreciate the relaxed living here and consider plans to renovate, extend or redevelop. Whatever the plan, this uniquely low-traffic elevated position on one of Nedland's best streets is ready to reward. Please call for further details Tony Morgan 0418 900 349, Morgan Sudlow & Associates. City of Nedlands Rates: \$2,148.74 approx. Water Rates: \$1,375.74 approx.