

36 Boronia Avenue, Nedlands, WA 6009

DUET

House For Sale

Thursday, 18 April 2024

36 Boronia Avenue, Nedlands, WA 6009

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1012 m2

Type: House



Susan James

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OFFERS

THE FEATURES YOU WILL LOVE Conveniently located in the heart of Nedlands, with easy access to public transport, premium schools, shops and parks, this welcoming family home combines beautiful 1930s features with a striking contemporary extension. Ideal for both families and downsizers, the single level home offers good separation, with separate parent's and children's/guest's wings, a huge light-filled open plan family/dining/kitchen area adjoining the large alfresco and swimming pool, separate lounge and study, abundant northern light plus plenty of storage and parking. Set on a 1012sqm block amongst low maintenance reticulated gardens, with plenty of lawn for children and pets to play, this gorgeous home will work so well for your family.

THE LIFESTYLE YOU WILL LIVE Positioned in a quiet street on the northern side of Stirling Highway, this family sized bungalow is located within easy reach of the Hollywood, Perth Children's Hospital and Sir Charles Gairdner Hospital precincts, UWA and Kings Park. Located within the Hollywood Primary School and Shenton College catchments, it's ideal for families. Cafes and the Hampden Rd shopping strip are a short stroll away, the Windsor Theatre is nearby and Kings Park and the CBD are within easy driving distance.

THE DETAILS YOU WILL NEED Council rates: \$2,506.10 per annum Water rates: \$1,526.60 per annum Land area: 1012m²