

**36 Dalkeith Road, Nedlands, WA 6009**

**House For Sale**

Tuesday, 9 April 2024

**DUET**

36 Dalkeith Road, Nedlands, WA 6009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 527 m2**

**Type: House**



Michelle Kerr  
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Jake Polce  
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## UNDER CONTRACT

**THE FEATURES YOU WILL LOVE:**Get started in Nedlands in this renovated character gem. Sitting on the high side of the road this charming character home is big on space, style and flexibility. Period features abound with polished floorboards and super high ceilings. Generous accommodation with 4 bedrooms while the rear master suite offers great separation from the minor bedrooms at the front of the home. Built on the perfect size block of 527m<sup>2</sup> you have everything you need with the added bonus of a low maintenance lifestyle. A generous entertaining and lawn area ensures there is plenty of room for kids, toys and pets and with the bonus of a large rear powered storeroom which could be used as a studio, home office or kids games room.

**THE LIFESTYLE YOU WILL LIVE:**Movies, shops, cafes, transport and more. This character stunner is a hop, skip and jump to everything you could need. Imagine walks to your favourite film followed by dinner at your favourite restaurant. 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.

**THE DETAILS YOU WILL NEED:**Council Rates: \$2,473.92 per annumWater Rates: \$1,526.60 per annumLand Area: 527m<sup>2</sup>Build Area: 239m<sup>2</sup>