

**36 Learoyd Street, Mount Lawley, WA 6050**



**House For Sale**

Wednesday, 15 May 2024

36 Learoyd Street, Mount Lawley, WA 6050

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 952 m2**

**Type: House**



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## Mid \$3 Millions

Welcome to 36 Learoyd Street, located in the vibrant heart of Mount Lawley. This stunning property is just 3 km from the Perth CBD. Enjoy proximity to top educational institutions such as Edith Cowan University, St Paul's Primary School, Mount Lawley Primary School and Mount Lawley Senior High School. With the bustling entertainment hub of Beaufort Street only a short stroll away, this home offers unparalleled convenience and lifestyle. Experience the perfect harmony of timeless elegance and contemporary living in this extensively renovated character home. Blending charming period features from the last century with contemporary comforts, this residence offers a truly unique living experience. From the moment you arrive, you'll be impressed by the custom-made wrought iron electric gates that open to reveal manicured gardens and an exposed aggregate driveway. This spacious driveway accommodates parking for 4 cars, in addition to a garage with space for 3 cars and rear access, perfect for storing a boat or caravan. Step inside to discover four spacious bedrooms boasting soaring 3.5m high ceilings and ornate French timber windows, adding a touch of elegance to each room. Two bedrooms are positioned at the front of the house, offering picturesque views overlooking Ron Stone Park and a semi-ensuite, making it ideal for guests or as a teenager's retreat. The Master bedroom is a luxurious haven, featuring a large walk-in robe with full-height mirrored cupboards, providing ample storage space. Enjoy the indulgence of a newly appointed ensuite, complete with twin showers, Italian porcelain tiles, stone benchtops, timber veneer vanity and twin basins. This home offers multiple large format living areas, providing ample space and flexibility for growing families. The front living room exudes elegance with ornate cornices, ceiling roses, original fireplace mantle and timber bay windows overlooking a lush succulent garden. Timber bifold doors allow for privacy when desired, separating the formal dining room which also enjoys natural light through its timber bay windows. The newly appointed open plan kitchen and family room feature a spacious island with sleek stone benchtops and a smoked bronze mirror splash back. The chef of the family will appreciate the high-end Italian appliances and the convenience of a 900mm under-bench oven and induction hot plate. Step into the outdoor oasis of this property and discover the true sense of spaciousness offered by its expansive 952m<sup>2</sup> lot which is rare to find in close proximity to the city. Enjoy the luxurious resort style features including an extra-large swimming pool with an elegant water feature, surrounded by French pattern travertine paving. The architecturally designed landscaping adds to the charm, featuring a step-down fire pit area and washed aggregate. Entertain in style with the spacious timber-lined alfresco area and stone deck paving, perfect for hosting gatherings year-round. Complete with a full outdoor kitchen equipped with a 6-burner BBQ and range hood, this outdoor space is a haven for those who love to entertain alfresco. Features include:

- Brand New Ducted Reverse Cycle Air Conditioning
- Brand New Solar Panels
- Brand New Gas Hot Water System
- Security Alarm System
- Security Camera System
- Electric Gates With Intercom
- Heated Ensuite Towel Rails

Contact Davide Palermo for more information. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.