

**36 St Vincents Avenue, Wembley, WA 6014**

**House For Sale**

Friday, 2 February 2024

**DUET**

36 St Vincents Avenue, Wembley, WA 6014

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 504 m2**

**Type: House**



Craig Gaspar  
0862447860



Declan Turner  
0415723838

## CONTACT AGENT

PLEASE NOTE FOR UP-AND-COMING INSPECTIONS: Please contact Craig Gaspar on 0413 929 999 or Declan Turner on 0415 723 838 to register your interest.

**THE FEATURES YOU WILL LOVE** Bespoke from top to bottom, positioned in one of the most sought-after precincts, and commanding a class example of avant-garde design, this home redefines luxurious living. A seamless culmination of meticulous industrial finishes and a contemporary floorplan, this residence has been thoughtfully planned to the highest of standards, to ensure the home is a great vessel for day to day family life. Architecturally designed with passive solar principles by PROEKT Architects, the home takes full advantage of a sun-soaked northern aspect. Warm interiors, exciting exteriors, and a comfortability that goes unprecedented for inner-city dwelling, this commanding home caters to the refined. With multiple living spaces, expansive bedrooms and a magical entertaining space, this home brings a living experience that goes unprecedented. With all the technological capabilities you would expect, with all the discrete luxury you could desire, this home is the one you have been searching for.

**THE LIFESTYLE YOU WILL LIVE** Located within the West Leederville Primary and Bob Hawke College catchments, the ever-sought-after lifestyle of Wembley is at your fingertips! Footsteps from your doorstep, one of Western Australia's most renowned natural areas provides a space for all things active living. Combine this serene locale with all the vibrancy the local cafes, restaurants and entertaining precincts have to offer, and your lifestyle is one of leisure. Enjoy Wembley's family favourites, all just a short walk away - Captain Peter's Fish and Chips (The best value fish and chips in Perth), Monsterella, Mummucc', RoyAl's and so much more. Positioned with proximity to the CBD, and just a short drive to the golden sands of Western Australia's most pristine beaches, all the boxes are ticked with Wembley living!

**THE DETAILS YOU WILL NEED:** Water Rates: \$1,907.80 per annum Land Area: 504m<sup>2</sup>