

# 38 Florence Road, Nedlands, WA 6009

## House For Sale

Thursday, 11 April 2024



38 Florence Road, Nedlands, WA 6009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Peter Robertson  
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## OFFERS INVITED from \$3.6Mil

Immaculate inside and out, this exclusive residence is a masterclass in balancing traditional design and character with the demands of modern family life. With stunning renovations completed only a year ago, this immaculate property presents a busy family with a move-in ready opportunity on a peaceful and private 1012sqm block. Complete with a swimming pool, pristine gardens, 4 bedrooms, 2.5 bathrooms, solar panels, and ducted reverse cycle air, the most discerning will want for nothing with this carefully redesigned home. Heritage features have been retained throughout, and a cohesive design approach taken to ensure a natural flow and continuity. Jarrah floorboards, brass light switches, high ceilings with decorative roses, and leadlight windows combine with contemporary fixtures, such as extensive storage, spacious open plan living and chef quality kitchen, walk-in and built-in robes, and a resort-style alfresco/pool pavilion. Ideally placed at the rear of the home overlooking the garden, the main bedroom feels almost to be in its own wing. Here, find plantation shutters and a large ensuite boasting terrazzo stone, double vanities, frameless shower, and elegant timber cabinetry. Completing the picture is a double-sided walk-in robe with floor to ceiling storage and drawers, finished with stylish brushed gold handles duplicated throughout the home - a lovely juxtaposition with fresh white walls and timber cabinetry. In bedrooms two and three, the Hamptons-inspired plantation shutters continue, with both enjoying built-in robes. The fourth bedroom - sunny, spacious, and located in the original area of the home - is an ideal guest suite or study with front garden views. Equally as bright is the kitchen and open-plan casual living. From here, admire well-tended grass, the swimming pool and cabana, or entertain with ease. Two Miele ovens, integrated dishwasher and fridge, gas stove top, three sinks, a Bili tap with sparkling, hot and cold water, and a central stone island/breakfast bar, combine to create an inviting and highly functional space. Keep an eye on the kids in the easy-care living/TV room, cosy up by the gas fireplace or open the glass doors and let in the evening breeze. Expanding the storage even further - and no doubt ensuring parties and dinners are always on the calendar - a butler's kitchen is ideal for smaller appliances, houses a second fridge, copious top and bottom cabinetry, and another oven. Additionally, this home offers a family-sized bathroom with the consistency of high-quality finishes (terrazzo stone, timber) a frameless shower and free-standing oval bath. A large separate laundry offers the practicality of an extra-deep tub, abundant storage, and side access. Spoilt for choice, there are various living areas from which to choose to enjoy your downtime. A formal front living room, separate dining, and of course, the alfresco pavilion, provide every family member space to move, entertain, or simply relax. Outside, shoot hoops on the half basketball court or read a book on a sun lounger under the louvered electric pergola. When it's time to enjoy outdoor dining, the alfresco kitchen provides two fridges, state-of-the-art barbecue, sink, rangehood, and ceiling fan, creating an enviable poolside location from which to host memorable days and nights. With manicured and reticulated lawns both front and back, double lock-up garage, large driveway space for further parking, alarm system, electric entry gates, supreme privacy, and established leafy surrounds, nothing has been overlooked with this brilliant rejuvenation of what was once a classic Nedlands bungalow. Act quickly to secure this timeless and graceful property. Contact Peter Robertson now on 0427 958 929

Features Include:

- 4 bedrooms, 2 bathrooms
- Fully fenced swimming pool
- Pool alfresco pavilion, outdoor kitchen
- Double lock-up garage, extra driveway parking
- 1012sqm block
- Half basketball court/hoop
- Front and rear reticulated gardens/lawn
- Solar roof panels
- Formal and casual living
- Separate dining
- Chef quality kitchen
- Butler's pantry
- Jarrah boards, timber cabinetry, plantation shutters
- High ceilings throughout
- Pendant and recessed lighting
- Electric front gate vehicle entry
- Security system
- Ensuite to main, walk-in robes to main
- Built-in robes to bedrooms 2, 3
- Family sized second bathroom, separate bath and shower
- Separate laundry, attic with 1.9m ceiling
- Reverse cycle AC, gas fireplace in living room, original fireplace in formal living

Location (approx. distances): 600m Supermarket, medical offices, Windsor Theatre 650m Stirling Highway bus stop 850m Nedlands Golf Club 1.1km Nedlands Primary School 1.2km Broadway Fair Shopping Centre 1.2km Masons Gardens 1.4km UWA 2.4km Nedlands Golf Club 2.5km Claremont Quarter 3.1km Christ Church Grammar School 3.2km MLC Claremont 7.4km Perth CBD

APPROX RATES: Council: \$4,082.92 Water: \$1,795.07