

41 Coldstream Street, West Leederville, WA 6007

DUET

House For Sale

Wednesday, 24 April 2024

41 Coldstream Street, West Leederville, WA 6007

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 410 m2

Type: House



Craig Gaspar
0862447860



Declan Turner
0415723838

ALL OFFERS PRESENTED TUESDAY 30TH 7:00PM

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 LOVEThe perfect entry into West Leederville, this single-level stunner offers all the growing family, downsizer, or astute investor could wish for. A fantastic example of the marriage of old and new, this 1921-built, recently modernised home sits on 410 square metres. Offering the ultimate character experience, the floorplan and construction of this home have transcended time and trend. High ceilings, expansive bedrooms, and regal features throughout create a second-to-none living experience. The open-plan hub of the home is framed by ample living space (with capable conversion to three bedrooms), a generous alfresco, and a robust entertaining space. With rear lane access and a double carport with powered storage, all the boxes are ticked with 41 Coldstream!

THE LIFESTYLE YOU WILL LIVEWith a convenient street location at your doorstep, all the vibrancy of the surrounding suburb of West Leederville, and convenient access to some of Perth's most renowned schooling, this opportunity is one not to be missed! Located within the Bob Hawke College, and the renowned West Leederville Primary School, this home makes for the perfect vessel through all the stages of family life. Just moments from Lake Monger, Besk, Mary Street Bakery, The Coffee/Wine Thief, Piccolos, Butters and with all the world-class amenities of West Leederville at your fingertips, this elite residence offers everything you have dreamed of.

THE DETAILS YOU WILL NEEDWater Rates: \$1,584.36 per annum Council Rates: \$2,096.55 per annum Land Area: 410m²