

41 Esplanade, Nedlands, WA 6009



Sold House

Friday, 18 August 2023

41 Esplanade, Nedlands, WA 6009

Bedrooms: 6

Bathrooms: 3

Type: House

Contact agent

VIEW BY APPOINTMENT Must register your interest. The existing two-storey house was originally designed by architect Geoffrey Summerhayes to enjoy the breathtaking views of the Swan River. Despite more recent renovations, his innovative style in design and insight in both form and function is still reflected in its clever floorplan. Now split into two residences: downstairs consists of a five-bedroom, three-bathroom home while upstairs there is a three-bedroom, one-bathroom apartment. Both of which, as you would imagine, enjoy substantial water views. However, the main character in this story lies in your imagination. Think multi-million-dollar waterfront mansions, luxury apartments or multiple bespoke homes all enjoying the mesmerizing panoramic views across the river. On one of the last few direct riverfront blocks in this prime stretch of The Esplanade sits an exciting opportunity to craft your vision and leverage the properties' untapped potential. Withholding income from existing tenants downstairs, the timeline to develop a world-class asset such as this will depend largely on your vision and requirements as the new owner. Its wide frontage and low contour building site present fantastic design options, and it's positioned on perhaps the most exclusive address in the flourishing inner western suburb of Nedlands. Zoned R60 and enjoying 1209m² of rare waterfront land, this site already shares the prime park-facing location with a range of some of West Australia's finest homes. The allure of the expansive uninterrupted panorama while enjoying the many benefits of its premiere Nedlands postcode will entice buyers looking for a truly blue-chip property asset. The suburb's affluence and desirability are only trumped by the sense of community known to Nedlands locals. Flanked by WA's most famous waterway and only a ten-minute drive into Perth CBD, the lifestyle on offer makes 6009 living as good as it gets. Boutique retail offerings on the evolving Broadway strip, local feel shopping and dining options at Broadway Fair and Hampden Road precinct along with a selection of food and shopping experiences along Stirling Highway add to the eclectic 'local' feel on offer. The iconic sandstone University of West Australia and the pristine waters of Matilda Bay are a few hundred metres away, while a selection of the state's finest hospitals including Perth Childrens Hospital, Hollywood Hospital and Sir Charles Gardner Hospital border the suburb. There is easy access to the major transport corridors of both Stirling Highway and the Fremantle-Perth Train line close by. At a glance:

- Land size is 1209m²
- Total accommodation is eight bedrooms and four bathrooms. A spacious five-bedroom, three-bathroom home downstairs which is currently rented and a three-bedroom, one-bathroom apartment upstairs.
- Northwest facing to the rear
- Zoned R60 with wide frontage and level block
- Versatile options to develop the site anywhere from a single residential home up to a multi-dwelling proposition (subject to the relevant planning approvals)
- One of a kind riverfront location in prime Nedlands position
- Panoramic water views forever

Existing home downstairs is well laid out with five bedrooms to the rear and two spacious living areas and open plan kitchen towards the front. Split reverse cycle AC to the main living area and a well-appointed kitchen and laundry. The upstairs apartment enjoys breathtaking views from the living and kitchen area and the three bedrooms are serviced by a family bathroom. A world-class asset such as this is a chance to put your stamp on this exclusive locale. To discuss this exciting opportunity further contact Vivien Yap on 0433 258 818