

42 Kanimbla Road, Nedlands, WA 6009



House For Sale

Tuesday, 14 November 2023

42 Kanimbla Road, Nedlands, WA 6009

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 490 m2

Type: House



Tim Caporn

0406300828

Call for details

Nestled in an exclusive pocket of Nedlands, this delightful 3-bedroom, 2-bathroom character cottage is a rare gem waiting to be discovered. Its prime location places it within a stone's throw of the prestigious hospital precinct, the serene King's Park, the renowned University of Western Australia (UWA), and the bustling Hampden Road shopping precinct. You're not just purchasing a home; you're investing in a lifestyle defined by convenience and sophistication. Step inside, and you'll be greeted by the warmth of polished jarrah floorboards that exude character and timeless elegance. The renovated kitchen and bathrooms seamlessly blend modern functionality with the cottage's classic charm, offering a perfect balance of style and practicality. Picture yourself entertaining on the amazing deck, shaded by lovely mature trees—a private oasis where you can unwind and create cherished memories with friends and family. For those with a need for space and off street parking, the property boasts a spacious 4-5 car garage accessible from a rear laneway—an uncommon luxury in this sought-after neighborhood. Whether you're an astute investor, a passionate renovator, a savvy downsizer, a first-time homebuyer, or someone yearning for a lock-and-leave lifestyle, 42 Kanimbla Road caters to diverse needs. Set in a leafy, tree-lined street, this property is not just a house; it's a home where dreams unfold. Don't miss the opportunity to make this charming haven yours—your ideal lifestyle awaits! For more information or to arrange an inspection please contact Tim Caporn on 0406300828

Accommodation • 3 bedrooms • 2 bathrooms • Lounge • Dining • Kitchen • Large Deck • 4/5 car garage of ROW

Features • Polished Jarrah Boards • Fireplace • Airconditioning • LED lighting • Renovated Kitchen • Renovated Bathrooms • 491m² Green Title Lot • 12.19m frontage

Close By • Sir Charles Gairdner Hospital • Hollywood Hospital • Perth Children's Hospital • UWA • Kings Park • Hollywood Primary School • Hampden Road Shopping • Subiaco • Perth CBD • The Swan River • Matilda Back • Royal Perth Yacht Club

Outgoings (Approx.) Water Rates: \$1,678.63 City of Perth: \$2,534.30