

**43 Alvah Street, St James, WA 6102**



**Sold House**

Thursday, 14 September 2023

43 Alvah Street, St James, WA 6102

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 765 m2**

**Type: House**

**\$1,025,000**

At 43 Alvah street in St James, the second you cross the curb, "Pristine and picture - perfect", will come to mind. Every detail, every feature, every centimeter has thought, care and style imbedded and self-evident in what can only be described as a premium, prestige property opportunity. "43 Alvah street" is a purpose built, feature filled, 3 - 4 bed (Media/Theatre/4th bed), luxuriously appointed home on a generous 765 Sqm lot with manicured gardens, Jacuzzi hot-tub (optional), room for a boat/caravan, spacious 275+Sqm of living, solar power and more.... Recently repainted, refitted, re-grouted and refurbished to present in "As new" original (2009 built) condition. There are few who'll be able to resist, let alone fault this beautifully presented, oversized, split-level, open - planned, 'one of a kind Family home'. Features include;- 32- 34 course, expansive 285+ Sqm floor plan- Evaporative, Ducted A/C - 5.0 KW of Solar generated power- Oversized open plan living In the rear- Polished Pine Wood floors- New Carpets throughout- Dedicated front lounge/theatre room or second master- Grand master suite with twin vanity, newly screened and fitted shower- Open office (easy to enclose) or elevated formal dining/lounge- Huge Kitchen/breakfast bar and corner pantry with Chef's stove/oven- Split level patio/gardens/outdoor living- Indoor therapeutic Jet Spa bath in main bathroom- Elevated Balcony overlooking generous backyard and irrigated fresh produce garden- Covered, Heated, outdoor Jacuzzi/spa (optional to remain in situ' at settlement)- Great sized double garage with work bench/storage- Solar powered rear workshop/shed- Dedicated fresh produce garden with multiple, raised & reticulated growing beds- Easy care, Faux lawn across rear garden area- Manicured front lawn and terraced native garden beds- State of the art, 12 camera Video remote monitoring security system- Huge Shade sail covered storage area for sizable Boat/Caravan- 2 large Rear bedrooms with generous built in, recessed wardrobes- Minutes drive to Curtin University, Several Shopping centers/precincts, great schools. Golf, restaurants and Cafe' strip - - 15min's 'door to door' to Perth Airport Terminals 43 Alvah street is to be "SOLD BY OPEN NEGOTIATION" with the final bidding stage scheduled\* for 5:00pm on Saturday the 1st of July, unless Sold prior\*. I.E.\* The seller reserves the right to negotiate directly with the 'SOLE' (First) Bidder and/or adjust the final negotiation stage, if they deem either to be in their best interest. Call Julian or Jack for further information and/or an inspection OR come to one of our scheduled home opens to view and discuss securing this superb house and land opportunity.