

**43 Esplanade, Nedlands, WA 6009**



**House For Sale**

Thursday, 16 November 2023

43 Esplanade, Nedlands, WA 6009

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1007 m2**

**Type: House**



Vivien Yap

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## Coming Soon

Nestled along the prestigious Esplanade in Nedlands, these riverfront blocks offer an unparalleled opportunity. Surrounded by world-class residences, this property presents a harmonious blend of luxury and tranquility. Take advantage of the coveted R60 zoning as you explore the possibilities of this unique space. What awaits you is a spacious and distinctive riverfront home, designed to capture the essence of its breathtaking surroundings. As you step inside, you'll be greeted by the grandeur of a thoughtfully designed layout. The ground floor opens into a large games room, versatile enough to serve as a teenage retreat, leading seamlessly to the back garden and patio. A guest room, separate bathroom, hobby room, and a well-appointed wine cellar, along with abundant storage options, await your discovery on this level. The massive laundry, with extra storage, opens to the rear garden, ensuring both functionality and convenience. Ascend to the next level, where the main bedroom offers a captivating river vista, accompanied by a spacious walk-in robe and ensuite. The expansive open-plan lounge and dining area with soaring ceilings connects to front and side balconies, strategically designed to provide unobstructed views across the park and river beyond. A well-appointed kitchen, featuring a walk-in pantry and dishwasher, also captures a delightful river aspect. The very large family room opens to a rear covered patio area, seamlessly connecting to the garden via a gently sloping ramp. Two generously sized bedrooms with built-in robes and a large bathroom with a separate WC complete the accommodation on this level. This 4-bedroom home stands as a testament to thoughtful design and prime location, centrally positioned near parks, universities, schools, shops, public transport, and the freeway. Key features include four bedrooms, four bathrooms, ample undercover parking, a dishwasher, a fireplace, and two balconies offering stunning views of the Swan River. For further information or to arrange your own private inspection of this sensational riverfront residence, contact Vivien Yap on 0433 258 818. **DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.