

**44 Archdeacon Street, Nedlands, WA 6009**



**Sold House**

Wednesday, 13 March 2024

44 Archdeacon Street, Nedlands, WA 6009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 809 m2**

**Type: House**



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**\$2,520,000**

WELCOME TO FAMILY LIVING IN THE HEART OF NEDLANDS. This immaculate property evokes 1980s nostalgia, where classic simplicity meets modern potential. With four bedrooms, two bathrooms, a study and three spacious living areas, this delightful home offers ample space for family living. As you enter, the smart slate-tiled entrance hallway leads you through to the central lounge and formal dining area. With vaulted ceilings, exposed beams and a cosy log fire, this area is perfect for intimate gatherings or lazy evenings. Floor-to-ceiling windows flood the space with natural light and offer garden and pool views. A generously sized open-plan mezzanine floor overlooks the lounge, providing a private retreat with a balcony to watch over outdoor activities. A large main suite is located on the ground floor, next to the study, with a walk-in robe and ensuite bathroom. Three additional bedrooms are positioned across the central hallway near the second bathroom, laundry, and separate toilet. Further into the heart of the home, the open-plan kitchen, with its retro charm and exposed brickwork, nods to the spirit of the 1980s. With direct access to the family living area, formal dining room, garden, and pool, it's easy to imagine whipping up family meals, making entertaining a breeze. With a secure double carport/garaging the 809m<sup>2</sup> block offers plenty of outdoor living to the front and rear of the home, providing ample space for relaxation, entertaining guests, and enjoying alfresco dining possibilities. Nestled along a tranquil tree-lined street, this property presents an opportunity as a blank canvas for your design vision. Unleash your creativity to transform this home into a modern oasis or embrace its retro ambience with vintage-inspired décor - the choice is yours. Location: Within easy access to excellent primary and secondary schools and the University of Western Australia (UWA). Melvista Park, Kings Park, the Swan River along The Esplanade, and sporting clubs such as Nedlands Tennis and Golf Clubs are all on the doorstep. It is also conveniently close to Sir Charles Gairdner Hospital, Perth Children's Hospital, and Hollywood Private Hospital. Property Features include: • Full reticulation system • Reverse cycle split systems in the kitchen/living room • Log fire in the living area • Mezzanine floor • Swimming pool • Secure Double Garage/Car Port with electric doors • Heaps of potential