

**44 Elizabeth Street, North Perth, WA 6006**

**paragon**

**House For Sale**

Friday, 3 November 2023

44 Elizabeth Street, North Perth, WA 6006

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Theo Kouroulis  
0411751377



Nik Zounis  
0418913456

**From \$1,349,000**

HOME OPEN SATURDAY 4TH OF NOVEMBER - 11:30AM - 12:15PM Get ready to fall in love with this North Perth classic, with all the period features one would expect it is a charming, character abode that radiates warmth and classic beauty. The romantic feel is abundant from the moment you enter, with the timeless elegance of gorgeous leadlight doors, solid jarrah floorboards, picture rail detail, ornate fireplaces, decorative archways, high ceilings, a large light filled extension and beautiful landscaped gardens, it's truly the gateway to your dream lifestyle. Located to the front of the home off the central hallway are three spacious bedrooms all with double glazed windows and the master bedroom offering an enchanting fireplace feature and good size built in robes. There is also a fourth room that would make a fantastic study or toy room and includes a striking fireplace and double glass doors leading through to a generous dining room. A functional large bathroom and partly remodelled laundry with second toilet are both perfect to use now and are ripe for you to add your own creative flair in the future. The extension has been stunningly created to comprise of an open plan, bright and vibrant space, with an eye-catching courtyard focal point located between the dining and living rooms. This picturesque space is the epitome of comfortable living and is an ideal space to celebrate a long history of fond family moments. You will delight in the fully renovated kitchen, finished with crisp white cabinetry it has ample bench and cupboard space, quality appliances including a dishwasher and overlooks the back yard. The large spacious living area has a slow combustion wood heater for those romantic winter nights and a split system air conditioning for all year-round comfort. Conveniently located from the living area through sliding doors you will find yourself straight out to the well-maintained back yard, complete with garage that has access off the right of way and sizable under cover gazebo area to entertain family and friends. To top off this contemporary extension, there is a vast upstairs loft room with flexible living options, this versatile space would make a fabulous theatre room, library, games room, gym, toy room or even a fifth bedroom, the beauty of this space is it can be whatever you want it to be! Off street parking is available for up to three cars which is a fantastic bonus. This is a wonderful neighbourhood, you are within easy distance to North Perth Primary, Kyilla Primary and their famous Farmers Market, a myriad of restaurants, cafes, designer shops all within walking distance at cosmopolitan Angove St. Elevate your lifestyle once and for all in this welcoming community, savouring the heights of this timeless family abode along the way! SCHOOLS NEARBY North Perth Primary School Kyilla Primary School Mount Lawley Senior High School TITLE PARTICULARS Lot 252 Plan 3002 Volume 1605 Folio 493 LAND AREA 491sqm ZONING R300 OUTGOINGS Water Rates: \$1,515.15 PA Council Rates: \$2,226.46 PA