

44 Sandgate Street, South Perth, WA 6151



House For Sale

Friday, 5 April 2024

44 Sandgate Street, South Perth, WA 6151

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Diane Sheppard
0894737777



Michael Sheppard
0894737777

UNDER OFFER!!! MULTIPLE OFFERS RECEIVED

We are thrilled to introduce this exquisite 1936 character home to the market, blending timeless charm with modern conveniences. Stepping through the leadlight front door with its brass letterbox, you're immediately greeted by the classic allure of high ceilings, leadlight windows, and stunning jarrah floorboards. The good news is that this home has been meticulously updated to seamlessly integrate contemporary features with olde world charm. Features on the lower level include: * Enter through secure gates into a low-maintenance, reticulated white rose garden, complete with a large concrete outdoor seating area and a charming water feature, all surrounded by easy-care North Facing reticulated gardens. * Ascend a couple of steps to discover a delightful undercover alfresco veranda offering views of Ernest Johnson Oval, Como Bowls Club, and the city skyline. This area is remote blinds to offer all weather options * Gleaming Jarrah floorboards throughout the downstairs area, Jarrah stairwell and balustrading leading to the upper level * The spacious main bedroom boasts large double robes, pressed ceiling cornices, and elegant brass/glass light fittings. This room has a separate air conditioning unit * A formal lounge features a gorgeous cast iron ornate gas fireplace, perfect for cozy winter evenings. * The recently renovated kitchen is a chef's dream, equipped with modern Smeg appliances, 900mm oven and cooktop, space for a double door fridge, dishwasher, stone benchtops, abundant storage, and a convenient microwave enclave, all complemented by stylish white subway tiles. * Additionally, there's a versatile room that can serve as a bedroom, formal dining area, or study, with double doors leading out to another undercover alfresco space, currently utilized as an outdoor gym area with ceiling fan, remote shutters for all-weather use. This area has feature lighting in wooden benchtop seating, making this a perfect undercover entertainment area as well * A renovated bathroom/laundry boasts double sinks, a large shower cubicle, and a separate toilet room and secluded laundry * Large single garage, (6x4m) allowing for a large car and motorbike or other toys, plus an enclosed outdoor area for hanging washing, and an outdoor shed. Upstairs, you'll find a teenager's retreat featuring: * A family lounge or study room at the top of the stairs. * Two bedrooms, both offering robes, split system air conditioning units, and picturesque city views from different angles * Family bathroom with toilet, shower, and single vanity - (en-suite to one of the bedrooms) Situated on a corner block, this much-loved family home offers incredible views and a vibrant lifestyle. Enjoy watching your children play on Ernest Johnson Oval, take leisurely walks with your dog at the dog friendly park, or catch exciting footy or cricket games under the evening spotlights. The nearby Angelo Street cafe strip offers an array of dining and shopping options, while prestigious schools such as South Perth Primary, St Columba Catholic School, and Wesley College are within easy reach. Conveniently located between Curtin and UWA universities, with a bus stop right outside the home, commuting is a breeze. Plus, the South Perth foreshore and ferry to the city are just a short walk away, providing endless opportunities for recreation and relaxation. Should you wish to make a non binding offer, please copy and paste this link into your browser and follow the prompts <https://prop.ps/l/8JZQIBw1jA93OUTGOINGS>: South Perth Shire rates PA: \$2,592.25 Water Rates PA: \$1,359.52 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller 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.