

**45 Napier Street, Nedlands, WA 6009**



**House For Sale**

Saturday, 18 November 2023

45 Napier Street, Nedlands, WA 6009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



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## EXCLUSIVE SNEAK PREVIEW

Welcome to 45 Napier Street, Nedlands - a timeless and classic residence that epitomises comfort and family living. This spacious four-bedroom, two-bathroom home, built in 1978 by the esteemed Les Friday Builders, offers an unparalleled opportunity to own an enchanting home with immense potential. The heart of the home lies in the seamlessly blended kitchen and dining areas, offering a perfect setting for gatherings and creating lasting memories. The home boasts a low-maintenance exterior, ensuring you can spend more time enjoying the classic interior enriched with floorboards throughout the kitchen and family area, adding a touch of warmth and comfort. As you transition to the lounge area, you'll find yourself captivated by a fireplace and soft carpets, forming a cozy focal point that encourages relaxation and a sense of ease within the room. The fully fenced backyard features a lush lawn area, providing an idyllic backdrop for cherished moments and outdoor enjoyment. The expansive door in the family area bathes the space in natural light, unveiling a spacious backyard that seamlessly extends the living experience outdoors. This connection to the outdoors creates an inviting atmosphere, making the home perfect for entertaining or simply enjoying the tranquility of your private retreat. This residence also presents a prime opportunity to build the dream home you've always envisioned. Step into the master bedroom, a cozy haven that comes complete with its own bathroom ensuite and a spacious walk-in robe to keep everything neatly organised. Additionally, the fourth bedroom offers a fantastic opportunity to convert into a study room. This flexible layout allows you to tailor the space to your needs, turning a room into a personalised haven within your home. The ultra-convenient location of 45 Napier Street is further enhanced by its proximity to public transport, lush local parklands, cafes, restaurants, and shopping along Broadway. Enjoy the prestige of living near the Nedlands Golf Club, Nedlands Tennis, Bridge and Croquet Clubs at Melvista Park, and the Nedlands Park Early Learning Centre. Nedlands and Loreto Nedlands Primary Schools are conveniently located, along with world-class shopping at Claremont Quarter, the Dalkeith Village Shopping and Medical Centre, exclusive sporting clubs, the Nedlands Yacht Club, hospitals, the University of Western Australia, Cottesloe Beach, Fremantle, Kings Park, and the vibrant Perth CBD - all just minutes away. This residence not only boasts an exceptional location but also carries with it a glorious legacy as a much-loved western suburbs residence. Seize the chance to make 45 Napier Street yours today and become part of a community where no other place compares, regardless of the circumstances.