

**46 Eton Street, North Perth, WA 6006**



**Sold House**

Monday, 14 August 2023

46 Eton Street, North Perth, WA 6006

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 438 m2**

**Type: House**

**\$1,330,000**

Set Date Sale with absolutely all offers presented for Monday, 10th July 2023\*contact David for buyer feedback range\*What we loveIntroducing 'The Grange', which epitomizes turn of the century cottage charm in the heart of North Perth! Nestled in a picturesque neighbourhood, this exquisite three-bedroom home embodies the perfect fusion of heritage elegance and contemporary living. Get ready to indulge in the ultimate blend of classic beauty and modern convenience.Step into a world of timeless allure as you approach the white picket fence, creating a warm and inviting welcome. The azure exterior instantly catches the eye, radiating a sense of serenity and cultural vibes. As you enter, you'll immediately notice the seamless integration of heritage and modern features. The charm of yesteryear is brilliantly preserved, with ornate ceiling roses, decorative cornices, and polished timber floors that exude elegance and sophistication.The spacious living areas beckon you to unwind and relax. The open-plan layout seamlessly connects the living, dining, and kitchen spaces, creating an ideal environment for entertaining friends and family. Natural light pours in through large windows, enhancing the sense of space and illuminating the interior with a warm and inviting ambiance.One of the highlights of the home is the alfresco dining area, where you can savour the best of outdoor living. The alfresco area is an extension of your living space, providing a seamless transition between indoor and outdoor enjoyment.Situated in the ever desirable North Perth neighbourhood, this home offers more than just stunning aesthetics. You'll be just moments away from vibrant cafes, trendy shops, and lush green parks. Enjoy the convenience of nearby schools, public transportation, and easy access to the CBD.What we knowThis beautiful abode extends a warm invitation to those primed for the next chapter in their property narrative. If you are interested in taking the next step with us, please consider to following features:- manicured gardens front and back- 2 off road car parking spaces- secured gate with undercover carport- large front verandah- 3 large bedrooms (2 with BIR)- reverse cycle aircon- newly renovated kitchen- ornate character features throughout- dark timber flooring (jarrah)- oversized bathroom with his and her vanity- freestanding bathtub- open-plan living & dining- ample storage- second toilet/powder room- laundry- undercover alfresco/outdoor entertainment area with decking- elevated and manicured gardens at the rear with plenty of trees that provide privacyLocation4 km to Perth CBD200m to Hobart Deli200m to Auckland Hobart Street Reserve400m to Les Lilleyman Reserve700m to Kyilla Community Markets800m to Paddington Ale House1 km to The Mezz Mt Hawthorn and Mt Hawthorn Strip1 km to North Perth Bowls Club1 km to Angove St Strip1.5 km Dog Swamp Shopping Centre and Flinders Square1.5 km to Oxford Street Leederville2 km to Beatty Park2 km to Britannia Road Reserve and Lake Monger2.5 km to Hyde Park3 km to Beaufort StreetAranmore Catholic College, Mt Lawley Senior High School, Aranmore Primary School, Mount Hawthorn Primary School and Kyilla Primary School all within a 2 km range.Who to talk toDavid Murray from Realmark Urban on 0433 096 102 or dmurray@realmark.com.au