

**46 Forrest Street, Cottesloe, WA 6011**

**One.**

**House For Sale**

Thursday, 9 November 2023

46 Forrest Street, Cottesloe, WA 6011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Offers Closing Thurs 23rd Nov (unless sold prior)

Nestled just 350m from the sandy shores of Cottesloe Beach, this iconic circa 1930s house exudes timeless charm and coastal elegance. Savor sweeping views from this elevated abode that gazes over the Sea View Golf Course and the mesmerizing ocean. Step through the double barn style front doors and you are welcomed into a light and bright lounge room featuring high ceilings with ornate details, which contribute to the allure of this residence. You will also find a classic potbelly/fireplace, split system AC and a ceiling fan. The dining room and kitchen, adorned with a stone benchtop, offers panoramic views of the golf course and ocean. You will never tire from this outlook. A hidden appliance cupboard and a spacious walk-in pantry add functionality to this classic beauty. The exceptionally large bedrooms, including a master with a potbelly, new split system AC, ceiling fan, and built-in robes, provide a luxurious retreat. With large french doors that open onto the beautiful backyard. The second bedroom, complete with built-in robes, ceiling fan, and a study with one of the best outlooks you could dream of overlooking the golf course and ocean, combines comfort with a view. The north-facing backyard, adorned with a rainwater tank, fruit trees and a sizable frangipani tree, invites outdoor enjoyment. An outdoor double sink and shower complement the lifestyle, alongside reticulated gardens that add a touch of green to this coastal haven. Jarrah windows and doors throughout showcase the craftsmanship of the era. The bathroom includes a separate bath and shower, with the toilet off the laundry. You also have your own large powered workshop/studio space around the corner. This is not just a house; it's a sanctuary where the charm of the 1930s meets modern comfort and seaside serenity and offers you the chance to live an easy, carefree lifestyle. Features include: - Panoramic views over Sea View Golf Course and the ocean - 350m to Cottesloe Beach - 400m to Cottesloe Tennis Club - 200m to John Street Café - 500m to Cottesloe Train Station - Stone benchtop in kitchen with sweeping views - Potbelly in lounge and master bedroom - Split system air conditioning in the lounge area and master bedroom - Ceiling fans in lounge and both bedrooms - Extra Large bedrooms with BIR's - Study with sweeping views - Brand new carpet in bedrooms - High ceilings with ornate features - Jarrah windows and doors throughout - 17sqm powered workshop/studio - Rainwater tank - Outside double sink with hot water, and shower - 2 gas bayonet points (one outdoor for BBQ) - Reticulated gardens - Lock and leave, low maintenance Don't miss out, this could be the ONE! For more information, contact ANNA KENNELLY or MICHAEL JENNINGS. Disclaimer: \* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.