

**49 Federation Street, Mount Hawthorn, WA 6016**



**Sold House**

Thursday, 4 January 2024

49 Federation Street, Mount Hawthorn, WA 6016

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 491 m<sup>2</sup>**

**Type: House**



Annie Kowal

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## Contact agent

49 Federation Street, Mount Hawthorn, is an extraordinary testament to charm and modern comfort. Built in 1927, this residence is nestled in one of the best streets in Mount Hawthorn, offering an exceptional blend of classic appeal and contemporary living. Discover a life of elegance and convenience in this captivating home. High ceilings and beautiful jarrah flooring in the front of the house reflect the property's heritage, while the open plan living area features modern concrete flooring, achieving a perfect balance between vintage charm and contemporary style. The four bedrooms, two bathrooms (including an ensuite), and two spacious living areas provide a comfortable living space for you and your family. The kitchen, overlooking the open plan dining and living area, is a chef's dream, combining style and functionality. Good-sized bedrooms, all with BIR's offer plenty of storage space, with a charming fireplace in the front bedroom. A large laundry with extensive storage ensures that your living space remains organized and clutter-free. The open plan living area effortlessly connects to a covered alfresco space, featuring a built-in BBQ and woodfire pizza oven with a concrete bench, ideal for outdoor entertaining. The backyard offers an expansive area of lush grass, perfect for children and pets to play. The master bedroom is a private retreat with French doors opening directly to the garden. It also features a substantial walk-in robe and a well-appointed ensuite. Modern comforts such as air conditioning, gas points, a security system, and reticulation are in place to meet your daily living needs. An outdoor shower adds a touch of luxury to your outdoor living experience. Located in a quiet street in a warm and welcoming neighbourhood, 49 Federation Street is within the highly sought after catchment zone for Mount Hawthorn Primary School and Bob Hawke College, making it an ideal choice for families. This home is more than a house; it's a celebration of vintage charm, a testament to comfort, and a canvas for your future. Contact us today to experience the character, space, and lifestyle that this extraordinary property offers. Your dream home in Mount Hawthorn awaits!

**FEATURES:**

- Amazing location-one of the best streets in Mount Hawthorn
- 491sqm
- Beautiful curb appeal-cottage charm
- High ceiling, jarrah flooring to front and concrete flooring to open plan living
- 4 beds
- 2 bathrooms including ensuite
- 2 living areas
- Kitchen overlooking open plan dining and living
- Good sized bedrooms with plenty of storage
- Fireplace to front bedroom
- Large laundry with storage
- Open plan living connects directly to covered alfresco
- Built in BBQ and woodfire pizza oven with concrete bench to outdoor entertaining
- Plenty of grass for the kids and dogs
- Private master bedroom with French doors opening directly to the garden
- Large WIR and ensuite to master
- Ceiling fans throughout
- Air conditioning, gas points, security system, reticulation
- Outdoor shower
- Large loft for storage with retractable attic access ladder
- 2 front sheds and 1 rear (powered) shed
- 15A GPO near driveway for quick EV charging
- Bore with automatic staged reticulation
- Quiet wide street
- Wonderful neighbourhood
- Within catchment zone for Mt Hawthorn Primary School and Bob Hawke College

**PROPERTY PARTICULARS** Shire Rates: \$2,551.00 pa Water Rates: \$1,549.03 pa City of Vincent