

**49 TYRELL STREET, Nedlands, WA 6009**



**House For Sale**

Friday, 8 March 2024

49 TYRELL STREET, Nedlands, WA 6009

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 6**

**Area: 1012 m2**

**Type: House**

## Offers around 4 Millions

To enquire, please email or call 1300 815 051 and enter code 5241Nedlands is a captivating blend of natural beauty, academic excellence, and healthcare innovation. This large home is within easy access to excellent Primary and Secondary Schools as well as the University of Western Australia. Beautiful parks, especially King's Park, and sporting facilities, like Nedlands Tennis and Golf Club, abound. High class shops and restaurants are all within easy reach. This stunning family residence, on a north-facing corner block in a quiet street, ticks all the boxes: from floor to ceiling travertine marble bathrooms, Blackbutt timber flooring throughout the expansive living areas and the exquisite kitchen with stone bench tops and superb Smeg appliances. This is impressive and characterises the quality and style of this magnificent home. Separate living areas present ideal options for a variety of family arrangements, even for the extended family as both ground and first floor have their own kitchen and laundry. A large family may decide to occupy the whole premises. A multigenerational family may choose to live on separate levels, each with their own separate entry. As an alternative, the buyer may decide to live downstairs and rent out the upstairs floor. These are flexible options for any size family. The superb alfresco entertaining area around the 12-metre swimming pool creates an attractive living space all year round as it flows from the kitchen and dining room through multiple wide north-facing French doors and windows. The home is situated on an elevated 1012 square metre corner block and presents spectacular Swan River views from the third level. It is close to the medical precinct of Sir Charles Gairdner Hospital, Perth Children's Hospital and Hollywood Private Hospital. Property Features:- 1012 sqm green title, north-facing corner block- 504 sqm Building size - 6 bed, 5 bath, 1 powder room, 1 study- Multi-generational living options- Generous upper-level living areas- Light-filled living spaces with soaring 3.1m high ceilings- Expansive north-facing windows overlooking 47sqm outdoor alfresco entertaining area - 12m x 5m saltwater pool- Built-in/walk-in robes in all bedrooms- Downstairs kitchen has large stone top island with abundance of storage and SMEG appliances- Upstairs brand-new kitchen and laundry with new appliances - 2 balconies on northern side upstairs rooms- Remote-controlled double lock-up garage with storerooms plus parking for an additional 2 cars in the forecourt- Sunlighten Infrared Sauna room- Vaulted ceilings in upstairs living room- Wine storage room- Ducted reverse cycle A/C plus three split systems- Heat & Glo gas log fire in Formal Living- 3 gas bayonets for portable heaters and one externally for BBQ- New bore fully reticulated minimal maintenance gardens inside the property as well as verges outside- 32 solar panel systems, storage battery and inverters provide electrical cost reductions- Ceiling fans and LED lighting throughout- Security-alarm system- NBN internet connectivity- White plantation window shutters on all windows- Instantaneous gas hot-water system- River views from third level floor- Remote driveway gate- Large, powered lockup garden shed

Nearby Primary Schools: Nedlands Primary School  
Government 0.41km Dalkeith Primary School Government 1.73km Hollywood Primary School Government 1.71km St Thomas Primary School Catholic 1.99km

Nearby Secondary Schools: Shenton College Government 2.9km Christ Church Grammar School Independent 2.96km Methodist Ladies' College Independent 3.16km Perth CBD 7km Beach 5.6km

This is a private sale. Potential buyers may include their own Buying Agent/s in any negotiations. To facilitate the legal process for potential buyers, they will be supplied with copies of:

- Blank Offer and Acceptance Contract for sale of Land or Strata Title
- Joint Form of General Conditions for the Sale of Land
- Information brochure by the Department of Commerce regarding a sale by way of offer and acceptance

Conveyancing will be conducted by Vicki Philipoff Settlements, 32 Delhi Street, West Perth, WA 6005. Private viewing by appointment. City of Nedlands Rates: \$4,250.97 p.a. approx. Water Corporation Rates: \$2,809.54 p.a. (2022-2023) approx. To enquire, please email or call 1300 815 051 and enter code 5241