

5 & 5a Edinburgh Street, South Perth, WA 6151



Sold House

Wednesday, 18 October 2023

5 & 5a Edinburgh Street, South Perth, WA 6151

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1361 m2

Type: House



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Contact agent

All Offers By 8 November at 3pm. Seller reserves the right to sell sooner. Nestled within the most tranquil, leafy and tightly-held of South Perth streets and only footsteps away from our picturesque Swan River and the sprawling foreshore that frames it, this rarest of architectural gems is split over two stunning levels and spread across two separate titles, offering an opportunity like no other. Internationally acclaimed design practice Iredale Pederson Hook are the architects behind the inspiration of this innovative 4 bedroom 3 bathroom-plus home office abode that not only epitomises quality modern living but also allows plenty of natural northern sunlight to filter in through a luxurious interior that harmonises living and entertaining flawlessly. An added bonus here is the separate gated access to a massive side yard on its own title that can be purchased either together with the existing residence, or totally separate as its own block of land. For now, it works extremely well for games of family footy or cricket – secluded and graced by lush green lawn as far as the eye can see. A future tennis court definitely wouldn't look out of place, either. Corten steel fencing stretches across the entire width of the block, the main driveway has a remote-controlled gate to secure two extra off-street parking bays, in front of a large remote double lock-up garage with storage, internal shopper's entry and external access down the side of the house. A separate single pedestrian gate also reveals the lovely garden entry courtyard that is at one with Mother Nature and the symphony of local birdlife chirping away in the surrounding treetops. The garden also plays host to a vegetable patch, as well as several fruit trees situated around the property. Inside, recycled WA blackbutt floorboards are throughout, gracing a welcoming front lounge room behind a feature timber entry door. Custom media cabinetry, ceiling fan, feature window seat and a two-way gas fireplace can also be found here, with the fireplace servicing the adjacent open-plan dining and kitchen area, too. Here, a feature curved ceiling catches the eye, as do sparkling stone kitchen bench tops, breakfast bar, ample storage options, an integrated Schweigen range hood, and AEG appliances. Two sets of sliding doors extend the dining space out to a fantastic alfresco/patio entertaining area, complete with a gas bayonet for outdoor barbecues and splendidly overlooking a shimmering swimming pool that is set to help indulge all of your summer temptations. An in-built cover protects the pool from the elements when not in use. Also on the ground floor are a huge under-stair storeroom, powder room, functional laundry with ample storage, internal hanging space and laundry chute from upstairs, drying courtyard off the laundry and pocket sliders to the home office where a ceiling fan and shelving complement a built-in desk that doubles as a magnificent multi-person family workstation. Beyond all of the above, there is ramp access down to a second lounge room – also comprising of a ceiling fan and pocket sliders – with its own private side courtyard, hidden behind double doors. A carpeted fourth or “guest” bedroom suite is the only bedroom nestled on the lower level and is the perfect retreat for those from all walks of life. Playing host to a ceiling fan, fitted walk-in wardrobe and stylish ensuite/ third bathroom with walk-in shower, stone vanity and toilet. Double French doors provide an easy retreat to the rear garden. The rear yard area is gated for peace of mind and includes a shaded courtyard for sitting and quiet contemplation, as well as a lock-up double-door storeroom. There is also pool access from here, via an external staircase. Upstairs, operable windows ensure cross-flow ventilation, with a Venetian plaster feature wall to the staircase setting the scene for the excellence lying within the main sleeping quarters. A second powder room can be found up here, alongside ample built-in hallway storage space and a fully-tiled main bathroom with curved wall, walk-in shower, separate bathtub, more storage and twin stone vanities. Huge carpeted second and third bedrooms have their own ceiling fans, built-in computer desks and built-in robes and storage cupboards, whilst an enormous king-sized master suite is also carpeted for comfort – featuring a fan, pocket sliders to a fitted walk-in-robe/dressing area, double doors out to a delightful front balcony overlooking the tree-lined street and a sumptuous fully-tiled ensuite that is home to a walk-in shower, another separate bath, toilet and twin stone vanities. With picnic spots, endless river views and places to paddle and splash around in the water, the majestic Sir James Mitchell Park and its famous Coode Street Jetty is only walking distance away around the corner, as are South Perth Primary School and St Columba's Catholic Primary School – the latter just a few houses down, at the end of the street. The buzzing Angelo Street is also within arm's reach, filled with plentiful café, restaurant and shopping options, including a Coles Local supermarket. Bus stops, Perth Zoo, Mends Street, Wesley College, playgrounds and the Royal Perth Golf Club – all of it is so easily accessible, along with the freeway, Applecross, the Perth CBD and even East Perth and our world-class Optus Stadium on the Burswood peninsula. The list goes on. A dream lifestyle beckons, no matter what you decide. Something very special awaits you, here – that's for certain! FEATURES INCLUDE: • Underfloor heating in the bathrooms • Two-way gas fireplace downstairs • Freshly painted, stone bench tops throughout, soft-close drawers • Quality Aneeta windows • Solar-power panels, Daikin ducted

reverse-cycle a/c, bore reticulation • High ceilings, shadow-line cornices, timber trimmings throughout • Integrated feature fly-screen doors/screens with security mesh

OUTGOINGS: Lot 69 (No.5) Council Rates: Approx \$4,116 per annum Water Rates: Approx \$1,988 per annum Lot 70 (No.5a) Council Rates: Approx \$3,054 per annum Water Rates: Approx \$1,190 per annum

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