

51 Federation Street, Mount Hawthorn, WA 6016



Sold House

Thursday, 7 March 2024

51 Federation Street, Mount Hawthorn, WA 6016

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 491 m2

Type: House



Annie Kowal
0863778888

\$2,100,000

51 Federation Street, Mount Hawthorn, presents a captivating 4-bedroom, 2-bathroom with home office nestled on a 491sqm parcel. Boasting an exquisite open-plan layout, this residence offers a seamless flow from the stunning indoor living spaces to the expansive outdoor entertaining area, perfect for year-round gatherings and relaxation. Renovated and extended from its original 1925 build, this character-filled home features a thoughtfully designed layout that includes 4 generous sized bedrooms including a spacious master suite with BIR's and a luxurious ensuite, and a study. A stylishly appointed kitchen, dining, and living area adorned with custom cabinetry and stunning jarrah parquet floors. The double bifold doors effortlessly connect the indoor and outdoor spaces, creating an inviting atmosphere for both intimate gatherings and larger celebrations. Additional highlights include a fireplace in the lounge for cosy winter nights, high ceilings, panelling throughout, adding to the home's charm and character. 5KW solar panels, custom lighting, ducted reverse cycle air conditioning serviced by two systems, security alarm, double off-street carport, and fully landscaped and reticulated gardens. PLUS, an additional room off the rear of the home with an electric remote garage door that could function as a very flexible space depending on your family needs. It could be a workshop, games room, home gym, separate office or a workshop and storage. The oversized decked porch offers a tranquil space to unwind and enjoy the surroundings. Further enhancing its appeal, this home is fully rewired and insulated, ensuring modern comforts and energy efficiency. Situated park side in an enviable location within walking distance to amenities such as restaurants, cafes, parks, schools, shops, and public transport, this property offers convenience and lifestyle appeal. Nestled in one of the best streets in Mount Hawthorn, close to Menzies Park and within the catchment zone for Mount Hawthorn Primary School and Bob Hawke College, this property offers a sought-after lifestyle in a wonderful neighbourhood. With its blend of classic charm and modern convenience, 51 Federation Street exemplifies contemporary living at its finest. **KEY FEATURES:** • 491sqm • Renovated and extended character home -original build 1925 • Stunning renovation • Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport • 4 generous sized bedroom with BIR's • 2 stunning bathrooms including an ensuite • Separate study • Stunning open plan kitchen, dining and living with custom cabinetry and lighting • Double bifold doors open out to outdoor entertaining with weather blinds • Outdoor kitchen facilities ready for a buyer to install • Fireplace to lounge creating amazing cosy space in winter • Panelling throughout • High ceilings • Jarrah flooring with jarrah parquetry • Ducted reverse cycle air conditioning-with two separate systems • Incredible indoor/outdoor entertaining zones • Landscaped reticulated gardens • Double carport • Huge secure storage to rear • Custom lighting • Oversized decked porch • Ideal location-One of the best streets in Mt Hawthorn • So close to Menzies Park • Light and bright • Quiet street • Three phase power to rear room with electric garage door • Restumped, rewired and fully insulated throughout • Wonderful neighbourhood • Solar panels - 5KW • Within catchment zone for Mount Hawthorn Primary School and Bob Hawke College **PROPERTY PARTICULARS:** Shire Rates: \$2,643.92 p/a Water Rates: \$1,584.36 p/a City of Vincent