

52 Clarence Street, Mount Lawley, WA 6050



Sold House

Saturday, 17 February 2024

52 Clarence Street, Mount Lawley, WA 6050

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 230 m2

Type: House



Chris Pham

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\$1,550,000

By channelling the aesthetics of mid-century and modern architecture, this is a perfect example of creating a home that leans into classic design while catering to modern-day living. With two living areas, three courtyards, a study and three large bedrooms, this double-storey home is undeniably beautiful in its simplicity and functionality. Architecturally designed by Peter Christou in 2000, along with the neighbouring homes, this is one of those properties that will remain timeless for many decades. The mix of materials, including the Tasmanian Oak flooring, large timber-framed windows and doors, and feature lighting, creates clean lines and warm tones. The kitchen features timber cabinetry, a granite countertop, and a mottled green glass splashback reflecting a decked internal courtyard connecting the outdoors, with direct access to two courtyards from the open-plan living and dining room. Upstairs, a study encased with timber-clad and large windows creates a working zone with the same design reflected in the primary bedroom leading to a balcony overlooking the leafy street. Other highlights of this secure and gated home include a separate laundry, downstairs powder room, front and rear courtyards, zoned reverse-cycle air conditioning, freshly painted interior/exterior, reticulated easy-care gardens and a remote-controlled garage, which is a rare blessing in this vibrant neighbourhood. Since there's no work required here, you'll have ample opportunities to indulge in this vibrant tourist district teeming with cafes, bars, boutiques, wellness centres, fresh produce outlets and Hyde Park - all within metres of your front door. Many move to Mt Lawley to be in the catchment zone for Highgate Primary School and Mount Lawley High School and close to Perth College and Edith Cowan University. With Perth's CBD and Northbridge only moments away, this location really can't get much more convenient. Features you will love: [2000 Peter Christou architecturally designed double-storey home](#) [Two downstairs living areas](#) [Airy lounge room at the front of the home](#) [Spacious open-plan living and dining leading to two courtyards](#) [Chef's kitchen with granite bench tops, Miele stainless steel appliances \(dishwasher, gas cooktop, electric oven\), glass splashback, water filter and overhead cabinetry](#) [Three large bedrooms with built-in robes](#) [Two upstairs bathrooms, one downstairs powder room](#) [Primary bedroom with a seating area, balcony, built-in timber cabinetry and an ensuite](#) [Upstairs study nook](#) [Three courtyards - front, rear and internal](#) [Tasmanian oak flooring in the living areas, new charcoal carpet in the bedrooms & stairs](#) [Large timber-framed windows and doors inviting in loads of natural light](#) [Loads of inbuilt storage](#) [Secure gated entry with an intercom, alarm](#) [Brand new zoned reverse-cycle ducted air-conditioning](#) [New gas hot water system](#) [Double lock-up garage with laneway access](#) [230sqm block](#) [Council rates: \\$2,551.15pa](#) [Water rates: \\$1643.28pa](#) As you can imagine, the interest level for high-end and low-maintenance properties in this iconic neighbourhood is exceptionally high. Please don't hesitate to contact Chris Pham at 0448 777 511 or chris.pham@belleproperty.com today so you don't miss out.