

53B Aberdare Road, Nedlands, WA 6009

THE PROPERTY EXCHANGE

House For Sale

Thursday, 4 April 2024

53B Aberdare Road, Nedlands, WA 6009

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 391 m2

Type: House



Clare Nation
0893883988

Offers

Prepare to be pleasantly surprised as you step into the unexpected spaciousness of this charming rear home with a sought after Nedlands address. Tucked away from the hustle and bustle, this hidden gem boasts ample room for comfortable living, with even families catered for from within its walls. Beyond its unassuming exterior lies a delightful retreat, offering an impressive blend of functionality and practicality. Whether you're seeking a peaceful sanctuary or a place to entertain with ease, this one exceeds expectations at every turn.

THE HOME 3 bedroom 2 bathroom Lounge Dining Kitchen Family Laundry 2 wc Built approximately 1993 **FEATURES** Front separate lounge room with lovely archway, ceiling fan and gas bayonet for heating Tiled dining area with lovely backyard views Freshly renovated central kitchen with tiled flooring, breakfast bar for quick bites, tiled splashbacks, over head and under bench storage space, pantry, range hood, induction Bosch cooktop, stainless steel oven, sleek white Asko dishwasher and microwave nook A tiled family room on the other side of the kitchen, complete with split system air conditioning and gas bayonet Carpeted bedrooms, inclusive of a larger rear master suite with ceiling fan, walk in wardrobe and private ensuite bathroom with shower, toilet, vanity and under bench storage Second bedroom with fan and built in robe Third bedroom with ceiling fan and built in double robes Separate bath and shower in the main bathroom Stylish laundry with over head and under bench cupboards, plus broom cupboard, separate second toilet and external / side access for drying New paint throughout High ceilings Double linen press Feature skirting boards **OUTSIDE FEATURES** A paved rear pergola and entertaining courtyard, off both the family room and master suite Huge backyard graced by chirping local birdlife and lots of lawn for the kids and pets to run around on Security doors Gas hot water system Lock up side storeroom **PARKING** Large double carport, with gated access to the backyard Additional parking bay for a boat, caravan, trailer or an extra car Plenty of driveway parking space in front of the property **LOCATION** There's a bus stop across the road, cafes and lovely local parks around the corner and Hollywood Primary School and exceptional medical facilities within easy walking distance. Head into neighbouring Shenton Park for your culinary fix and even a quick visit to the Good Grocer IGA supermarket, or stroll across Rosalie Park and experience the very best of Kings Parks' picturesque walking trails. The city, river and the University of Western Australia are also nearby, as are the Shenton Park and Karrakatta Train Stations and the surrounding shopping, food and entertainment hotspots of Subiaco and Claremont. This one has "convenience" written all over it. **SCHOOL CATCHMENTS** Hollywood Primary School Shenton College **TITLE DETAILS** Lot 2 on Strata Plan 23505 Volume 1959 Folio 129 **STRATA INFORMATION** Internal area: 146 sq. metres External area: 218 sq. metres Carport: 27 sq. metres Total area: 391 sq. metres Two lots in total **ESTIMATED RENTAL RETURN** \$850 - \$950 **OUTGOING** City of Nedlands: \$2,285.68 / annum 23/24 Water Corporation: \$1,573.55 / annum 23/24 No Strata Levies **Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.