

**54 Florence Road, Nedlands, WA 6009**

**DUET**

**Sold House**

Sunday, 13 August 2023

54 Florence Road, Nedlands, WA 6009

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Jake Polce

0862447860

**\$2,900,000**

**THE FEATURES YOU WILL LOVE**Sitting on the high side of the street on 1012sqm, this luxurious property is the ultimate family home in one of Nedlands most treasured pockets. This spacious single level home was built in 1989 and built with a long North facing aspect, combining a sensational floor plan with everything a growing family would need. An enormous master suite is positioned at the front of the home incorporating generous robe space and a large ensuite. A dedicated children's wing with four additional bedrooms and an enormous recreational space will make sure everyone has room to live and play. A study, informal and formal rooms and a huge attic complete the picture. Flowing outwards to an expansive alfresco area, the entertainment zones of the home are simply magnificent, surrounded by established gardens and secure garaging for 2 cars - it doesn't get any better than this.**THE LIFESTYLE YOU WILL LIVE:**Stroll slowly down to Melvista Park on a warm summer's evening, maybe a coffee at Cafe Latte or a glass of wine at Steve's. Bike ride into the city and stroll around the shops or Elizabeth Quay. Whatever your passion, this home will provide everything you could want. Incredible access to the river, city, UWA, Kings Park, hospitals, schools and shops, the very best of Perth all within easy reach. Located in the Nedlands Primary School and Shenton College catchments.**THE DETAILS YOU WILL NEED:**Council Rates: \$2,557.57 per annumWater Rates: \$2,009.47 per annumLand Area: 1012 m2Build Area: 472 m2 (Inc. Porch, alfresco, attic and garage)