

**55 Bruce Street, Nedlands, WA 6009**

**DUET**

**Sold House**

Tuesday, 15 August 2023

55 Bruce Street, Nedlands, WA 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 814 m2**

**Type: House**



Jake Polce

0862447860

**\$1,900,000**

**THE FEATURES YOU WILL LOVE** Located on the high side of the road this immaculate 1928 Edwardian home is just waiting for new life to be breathed into it. Located a stones throw from Nedlands Primary School and the Broadway strip, this super cute home has all the hallmarks of the period. Wide floorboards, soaring ceilings and decorate woodwork, the perfect canvas to renovate and extend. Wide verandahs wrap around the front of the home offers views over the surrounding area. Light filled spaces, together with a generous backyard and corner location, are all just waiting for you to add your finishing touches. There has never been a better opportunity to buy into this exclusive enclave of Nedlands.

**THE LIFESTYLE YOU WILL LIVE** Stroll slowly down to the river's edge on a warm summers evening, maybe a coffee at Little Way 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.

**THE DETAILS YOU WILL NEED:** Council Rates: \$2,217.04 per annum  
Water Rates: \$1,490.10 per annum  
Land Area: 814 m<sup>2</sup>  
Build Area: 256 m<sup>2</sup> (Inc. garage, verandah)