

**56 Tate Street, West Leederville, WA 6007**

**DUET**

**Sold House**

Friday, 3 November 2023

56 Tate Street, West Leederville, WA 6007

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 316 m<sup>2</sup>**

**Type: House**



Craig Gaspar  
0862447860

**\$1,665,000**

PLEASE NOTE FOR UP-AND-COMING INSPECTIONS: Please contact Craig Gaspar on 0413 929 999 or Declan Turner on 0415 723 838 to register your interest.

**THE FEATURES YOU WILL LOVE** Defined by meticulous architecture, quality finishes and the utmost in intentional design, this well-appointed residence asserts itself as the embodiment of comfortable inner-city family living, in one of most convenient locales. Crafted to deliver privacy when required and wide-open space when desired, the craftsmanship and floorplan of this sophisticated home aligns itself with the most innovative of design principles. Offering a refined experience around every corner, elegant family living is delivered in open-plan expanses. Seamless flowthrough from interior to exterior entertainment ensures this home is equipped to host any number of guests and family alike! With a 6.6kW LG solar array and considered use of appliances during the solar day, this house can have a trivial or even negative power bill. Full height northern glazing allows winter light and warmth deep into the residence but at the touch of a remote control, electric louvres keep the summer sun out to further limit the energy requirements for the building. A superb example of contemporary design and a functional layout, this brilliant home is the perfect opportunity to secure your slice of West Leederville!

**THE LIFESTYLE YOU WILL LIVE** With the convenience of contemporary design at your disposal, all the vibrancy of the surrounding suburb of West Leederville, and convenient access to some of Perth's most renowned schooling, this opportunity is one not to be missed! Located within the Bob Hawke College, and the renowned West Leederville Primary School, this home makes for the perfect vessel through all the stages of family life. Just moments from Lake Monger, with all the world-class amenities of West Leederville at your fingertips, this elite residence offers a cultured next chapter in your property journey.

**THE DETAILS YOU WILL NEED** Water Rates: \$2,244.09 per annum Council Rates: \$3,162.00 per annum Land Area: 316m<sup>2</sup>