

56 Wood Street, Swanbourne, WA 6010



House For Sale

Friday, 3 November 2023

56 Wood Street, Swanbourne, WA 6010

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 809 m2

Type: House



Jayson Renouf

0412597586

Offers

Presented by Jayson Renouf of Renouf Real Estate. Swanbourne's Top Selling Agent and Agency again in 2022/2023! Set in a preferred street on the oceanside of Swanbourne this substantial residence provides the perfect setting for family living. Designed to accommodate a larger family this spacious home has 5 Bedrooms plus a study [or possible 6th bedroom] and a choice of living spaces. Surrounded by generous size gardens the rear garden area is complete with an enviable alfresco area and swimming pool. This is home that the whole family can stretch out in and enjoy set in the most convenient of locations in the ever popular 'West Swanbourne' precinct. Well-presented throughout I doubt that you will find a more accommodating home on the Swanbourne market and just in time for Summer! Walk to the beach, Allen Park, the North Street shop and the Kirkwood, make your offer today! Location: The property is situated in a prominent position within the prestigious coastal suburb of Swanbourne. This high amenity location is only minutes from pristine Swanbourne & Cottesloe beaches and the vibrant Claremont Quarter retail precinct. The site provides close proximity to the majority of Perth's finest schools. Additional local amenities nearby include Cottesloe Golf Club and the Claremont Showgrounds. Walk to the Allen Park, Melon Hill, local bushlands and the Beach! One of Swanbourne's most restful and rewarding locations being walking distance to all the major amenities provided by this ever-popular suburb with the enviable feature of being able to walk to the beach by only walking across two streets! Lifestyle: The property offers the Swanbourne/Cottesloe village lifestyle with cafes, local shopping and the train station all on your doorstep with the ocean, the river, the Claremont shopping precinct and all that has made the western suburbs Perth's premier residential area in close proximity. The site provides close proximity to the majority of Perth's finest schools. Convenience, Lifestyle, Location! Property Particulars: Total Area 809 sqm, Frontage 20.12 metres, Depth 40.21 metres, Local Authority: City of Nedlands; Council Rates \$ 23/24; Water rates \$ 23/24. *Please note that while best effort is made to ensure rates and outgoings are correct at time of listing, they are provided for reference only and may be subject to change. Landholdings of this size are rare indeed in this ever-popular precinct on the Oceanside of the line in Swanbourne, make it yours! This outstanding property offers limitless opportunities in this amazing location. Truly an investment in your future lifestyle! For further information or to register your interest in this outstanding property contact the exclusive agent: Jayson Renouf B.Bus "Selling Swanbourne" Swanbourne's Top Selling Agent and Agency again in 2022/2023! 0412 597 586 "Free Market Appraisals My Pleasure"