

57 Napier Street, Nedlands, WA 6009



House For Sale

Friday, 17 November 2023

57 Napier Street, Nedlands, WA 6009

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 696 m2

Type: House



Thomas Jefferson Wedge

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FRESH TO MARKET!

Timeless Elegance and Modern Sophistication in Nedlands: An Architectural Gem Merging Heritage with Stylish Contemporary Flair

THE RESIDENCE Nestled in the heart of Nedlands, this circa 1915 elevated character home stands as a testament to architectural evolution. Originally a federation home, it has been masterfully transformed circa 2006 to blend historical charm with modern luxury. This single-level abode offers an idyllic setting for discerning families, merging soaring ceilings, decorative fireplaces, and wide jarrah floorboards with a contemporary extension that exudes style and sophistication.

THE LOCAL Experience the quintessence of the western suburbs lifestyle. The property's elevated position captures northwesterly breezes, while its prime location offers easy access to public transport, shops, and restaurants, ensuring a lifestyle of convenience and cultural enrichment.

Educational Proximity: Situated near premium schools and the esteemed University of Western Australia fostering an environment of academic excellence. Only six minutes to the nearby hospital zone including Perth Children's Hospital, Sir Charles Gairdner Hospital and Hollywood Private Hospital.

WHAT'S INSIDE The original front house reveals four spacious bedrooms, with the first two featuring large sash windows and traditionally high ceilings typical of this era's architecture. The master bedroom is a haven of comfort, offering a walk-in robe and ensuite. Upon entering, you're greeted by a long hallway that stretches from east to west, creating a seamless flow to the property's rear. The home's charm is further accentuated by the beautiful Jarrah floorboards evident throughout. A state-of-the-art kitchen complete with a breakfast bar, which opens to an expansive open-plan living and dining area. This sunlit family room, highlighted by a north-facing skillion roof and clerestory windows, seamlessly integrates indoor and outdoor living. Three wrap-around access points lead to an inviting alfresco area, ideal for year-round entertainment, whether for intimate family meals or larger gatherings. The home features a purpose-built study, a media/playroom, and a wine cellar/extra storage, epitomising functional luxury. A second living/family room capitalises on space and creates good separation. Smart wiring, ducted air-conditioning, and high-quality insulation ensure modern comfort. Security systems and in-ceiling speakers provide peace of mind and entertainment.

OUTDOORS & MORE: Outdoor Oasis: A landscaped North and West-facing backyard with a saltwater swimming pool plus a lush green lawn with mature trees, creates a serene urban retreat. Eco-Conscious Features: Solar heating for the pool and energy-efficient lighting align with sustainable living principles. Enjoy entertaining all year in the spacious outdoor alfresco area, complete with stylish decking, a built-in gas BBQ, and elegant stone countertops. Ideal for both intimate gatherings and large parties. Tucked and hidden away: A powered garden shed.

WHAT'S THE AREA LIKE? This spot in Nedlands is known for its easy and relaxed family lifestyle, central location in the Western suburbs to the city but also to the beach, generous-sized blocks and heart-felt family living. Walkable to many cafes and shops, as well as great restaurants including the beloved Chelsea pizza, Bread in Common and the 24-hour IGA.

INVITATION TO EXPERIENCE We look forward to welcoming you to the 57 Napier Street in Nedlands. This property is more than a home; it's a statement of lifestyle, a blend of history and modernity, catering to those who value style, convenience, and quality living. To explore this wonderful opportunity in Nedlands, contact Thomas for a private viewing and embrace the possibility of calling this architectural delight your own. Welcome home!

COSTS TO CONSIDER Council Rates: \$2,833.54 p.a. (approx.) Water Rates: \$1,647.34 p.a. (approx.)

DATA TO DIGEST: Lot: 696m² (approx.) Living: 235m² (approx.) Embrace a lifestyle where comfort, convenience, and style converge. Presented in excellent condition, this Nedlands treasure will impress your friends and family. Call Thomas (0416 657 300) to make an offer now.