

6 Salisbury Street, Leederville, WA 6007



House For Sale

Wednesday, 31 January 2024

6 Salisbury Street, Leederville, WA 6007

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 605 m2

Type: House



Annie Kowal

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OFFERS

Located at 6 Salisbury Street in Leederville, this exquisite 1915 character home boasts a charming ambiance and a spacious layout, offering 3 bedrooms and 2 bathrooms on a generous 605sqm lot with rear laneway access. The property presents a unique opportunity, zoned R30 with duplex potential, making it an attractive prospect for a variety of buyers. Nestled in an exceptional location, this residence is ideally situated within walking distance to an array of amenities including restaurants, cafés, parks, schools, shops, and public transport, ensuring convenience and a vibrant lifestyle for its inhabitants. Stepping inside, you'll be greeted by the timeless charm of this character-filled home, featuring high ceilings, Jarrah flooring, and a gas fireplace in one of the two living areas. The recently renovated bathroom adds a modern touch, complementing the traditional elements of the home seamlessly. The heart of the home lies in its gourmet kitchen, complete with stone benchtops, an oversized breakfast bar, ample storage, and top-of-the-line appliances. The kitchen flows effortlessly into the spacious family living area, which overlooks the expansive backyard, creating an inviting space for relaxation and entertainment. For added versatility, a studio at the rear offers flexible space that can be utilized as a home office, games room, or even a fourth bedroom, complete with its own bathroom and ample storage, ensuring comfort and convenience for all occupants. Additional highlights of this property include a single lock-up garage with remote access via the rear laneway, a single carport at the front, solar panels for energy efficiency, reverse cycle air conditioning for year-round comfort, and a traditional porch adding to its curb appeal. The large backyard provides the perfect setting for outdoor activities, whether it's hosting gatherings or simply enjoying the sunshine with family and friends. External storage options are plentiful, catering to practical needs. Situated in a quiet street within a wonderful neighbourhood, this property falls within the catchment zone for esteemed schools such as Mount Hawthorn Primary School and Bob Hawke College, further enhancing its appeal to families seeking quality education options. 6 Salisbury Street presents a rare opportunity to own a character-filled home in a highly sought-after location, offering a blend of timeless charm, modern amenities, and endless possibilities for comfortable living. Don't miss out on the chance to make this your dream home! Call Annie today on 0418 795 654 to secure your viewing today.

KEY FEATURES:

- 605sqm-Zoned R30 (duplex potential)
- Very unique opportunity in an amazing location
- Character home -original build 1915
- Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport
- 3 bedrooms
- New bathroom (2 toilets)
- 2 living areas - one with gas fireplace
- Gourmet kitchen with stone benchtops, oversized breakfast bar, abundance of storage and quality appliances
- Large family living overlooking backyard
- High ceilings, Jarrah flooring
- Studio to rear-Flexible space, home office, games room, 4th bedroom with bathroom and plenty of storage and air conditioning
- ROW-single lock up remote garage. Single carport to front for 2nd space
- Solar panels
- Glass doors open up to connect to outdoor entertaining
- Reverse cycle air conditioning
- Beautiful curb appeal-traditional porch
- Large undercover outdoor entertaining
- Large backyard-perfect for dogs and kids
- Plenty of external storage
- Quiet street
- Wonderful neighbourhood
- Within catchment zone for Mount Hawthorn Primary School and Bob Hawke College

PROPERTY PARTICULARS: Shire Rates: \$2597.53 Water Rates: \$1513.71 City of Vincent