

61 Forrest Street, Mount Lawley, WA 6050



Sold House

Thursday, 14 December 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 304 m2

Type: House



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\$1,375,000

Nestled in one of Mount Lawley's most sought after pockets, 61 Forrest Street stands as a Federation-era residence, blending classic charm with contemporary living. Built circa 1925 and benefiting from an extension to the rear in 2017, the residence merges historical character with modern comforts and provides a wonderful home in which to entertain. SPOTLIGHT / Green title block of 304 sqm / Federation residence built circa 1925/ Rear extension completed in 2017/ 3 dedicated bedrooms plus a 4th room which can be used as a bedroom or second living area / Exposed brick breakfast bar and industrial style pendant lights to kitchen / Smeg gas cook top and oven / Skylights and bi-fold doors to rear extension/ Private timber deck perfect for entertaining / Pot belly fireplace to main living area / Split-system air-conditioning to each bedroom and living area (2022)/ On-site parking for two vehicles via the secure car carport Retaining the timeless appeal of its era, the home showcases traditional features like jarrah floors, high ceilings adorned with ornate detailing and sash windows. The traditional Federation hallway gracefully unfolds into the expansive open-plan living area. Flooded with light, the extension benefits from overhead skylights and bi-fold doors, which seamlessly connects you to the outside environment and opens out onto the timber deck. With its urban, yet classic feel, the kitchen boasts an exposed brick breakfast bar, granite bench tops, a gas cook top, oven and dishwasher, whilst providing ample storage and preparation areas for culinary endeavours and gatherings. The space is anchored by industrial pendant lights that tastefully acknowledge the contemporary essence of the extension. During colder months, the pot belly fireplace ensures a cozy environment, adding warmth and comfort to the space. Outside, the private rear timber deck is surrounded by bougainvillea, offering an intimate setting for outdoor dining. A grassed area sits adjacent and provides space for your furry family members and a space for all to capture the sun. With three dedicated bedrooms and a flexible fourth room usable as a bedroom or secondary living area, this home offers versatility. Each room, including the kitchen and main living area, is equipped with its own air-conditioner for personalised comfort, whilst the two front bedrooms feature plantation shutters and wardrobes. The bathroom is located off the main living area and features a bath with an overhead shower, as well as the laundry. Fully gated, the residence provides on-site parking for two vehicles via the secure carport with overhead storage. Conveniently located, 61 Forrest Street is within walking distance to Hyde Park and the array of cafes and restaurants along Angove and Fitzgerald streets. Beaufort Street and Northbridge are easily accessible on foot or bike, while a very short commute to the city takes just 10 minutes by bike or a quick Uber ride. Combining historical charm with modern functionality, 61 Forrest Street presents a compelling opportunity for urban living in one of Mount Lawley's most desirable pockets. We anticipate strong interest and encourage buyers to act promptly. RATES Council \$2,110.05 pa Water \$1,466.57 pa