

**62 Archdeacon Street, Nedlands, WA 6009**

**DUET**

**Sold House**

Tuesday, 12 March 2024

62 Archdeacon Street, Nedlands, WA 6009

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Michelle Kerr  
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Jake Polce  
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**\$3,200,000**

**THE FEATURES YOU WILL LOVE:** Stylish and sophisticated family living combined with a sensational floorplan to create the ultimate in easy living. Located in one of Nedlands' most coveted streets, this luxurious property has been exquisitely renovated from the front to the back to create a home that is warm and inviting but also super functional for the growing family. An expansive family kitchen dining area is flooded with light from large picture windows on both sides, with a huge galley style kitchen as the centrepiece. The entertainment zones of the home are simply magnificent, including a stunning undercover alfresco area and lush established gardens and in-ground pool. Luxury living doesn't get any better than this.

**THE LIFESTYLE YOU WILL LIVE** Perfectly located an easy stroll Melvista Park, Swan River and Nedlands Golf Course you have an abundance of facilities at your fingertips. Five minutes walk to the Swan River or 15 minutes to the Somerville for summer movies or one of the many UWA markets. Within the catchment for Nedlands Primary School, the kids can walk or ride each morning and the state's best private school schools are in easy reach.

**THE DETAILS YOU WILL NEED:** Council Rates: \$3,580.80 per annum Water Rates: \$2,055.60 per annum Land Area: 809m<sup>2</sup> Build Area: 414m<sup>2</sup> (inc alfresco, carport & porch)