

64 Ashburton Street, East Victoria Park, WA 6101



House For Sale

Wednesday, 8 May 2024

64 Ashburton Street, East Victoria Park, WA 6101

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 637 m2

Type: House



Lee & Derek Baston
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Isaac Polini
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OFFERS

This cul-de-sac location is one of East Victoria Park's best kept secrets and 64 Ashburton is one its most beautiful homes. On 637m² of green titled land this gorgeous original 1925 jarrah weatherboard home has been completely renovated and is ready for you to call it home. Over the last 12 years this home has been given a new lease on life. Re-leveled, re-roofed, re-wired, re-plumbed, re-clad, walls insulated, re-lined internally and so much more! Truly all the hard work has been done. The front garden is a burst of established waterwise and bird-friendly native plants. The hardenbergia (native wisteria) draped over the arbour at the front gate welcomes you into the front yard where prostrate rosemaries flank the pathway to the front doorway and the picture perfect bull-nosed verandah. You'll love the expansive undercover rear alfresco, overlooking your large back yard. Imagine summer evenings with friends... At the heart of this home the large light filled kitchen boasts a central island bench, brass tap ware, a gorgeous deep double farmhouse style sink, dishwasher and Smeg oven with gas cooktop. The chalk paint wall is equally perfect for shopping lists or pithy quotes. The traditional floorplan features a central hallway opening to two generous bedrooms (one with built in storage), a formal front lounge and the kitchen. The back verandah has been beautifully enclosed becoming a dining space, and opens directly to the rear deck through a bank of timber bi-fold doors. • NBN ready (FTTP) • 3 phase power to the fuse board • 3 split near new (2023) reverse cycle split system air conditioners • 250L rain water tank • refurbished cast iron clawfoot bath • ready built chook yard and hen-house • raised garden beds • established lime tree

You may have noticed the subtly painted studio caravan, carefully concealed in the back yard. This very special bonus space had all the internals stripped, the frame rebuilt, walls and ceiling insulated, clad and painted. It was also completely rewired (certified in 2017) with all electrics fully operational via an external plug. Whether you need a cubby house, home office or a studio for your creative talents this space could tick the box. (note the caravan is not registered, but is mechanically able to be towed/moved). There is also a huge outdoor laundry, separate to the home, that provide plenty of practical storage. With side access, reticulation, established gardens and plenty of space this is a home you must inspect. DO NOT miss the first inspection. Council - \$1,524.08 Water - \$902.43