

**72 Stanley Street, Nedlands, WA 6009**



**House For Sale**

Tuesday, 21 May 2024

72 Stanley Street, Nedlands, WA 6009

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 5**

**Area: 1012 m2**

**Type: House**



Thomas Jefferson Wedge

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## FRESH TO MARKET!!

**Grand Five-Bed Classic: Timeless Elegance Meets Modern Luxury**  
**THE RESIDENCE** Welcome to your dream home in the heart of Nedlands! This enchanting five-bedroom character residence, nestled on a sprawling quarter-acre lot South of Stirling Highway and elevated east of Dalkeith Road, seamlessly blends timeless elegance with contemporary comforts. Meticulously updated to cater to the needs of a modern family and designed for grand entertaining, this magnificent abode boasts three spacious living rooms, a formal dining area, and a versatile study or nursery. With 3.2m high ceilings in the kitchen and 2nd living room, the sheer volume of the space will impress. Moreover, the kitchen, with a wrap-around breakfast bar centered around the generous cooktop, can seat at least 8 stools. Expansive countertops, a pass-through window to the alfresco, large double ovens, microwave recess, plus tons of storage, can hardly go unnoticed in this noticeably spacious kitchen area, where you won't bump into family or guests as there is enough room to swing a cat. This enormous kitchen also features a full walk-in refrigerator and walk-in pantry. The recently renovated Master Ensuite features double sinks, cool stone tiles, a generously deep soaking tub, and a glass frameless shower. With double ducted A/C systems as well as gas hobs throughout, the home is easily kept warm or cool throughout the year. With a 5kw Solar array on the roof with 30 roof panels, your energy consumption costs are much lower than you would expect.

**THE LOCALE** Educational Proximity: The property is within the Shenton College Catchment, and minutes to nearby Nedlands Primary, Dalkeith Primary, Freshwater Primary, and the University of Western Australia. Nedlands is centrally located and can easily access the best of all of the Western Suburbs Private Schools for boys and girls. Just a few blocks away from Caffe Latte Nedlands and the Happy Almond small-town convenience is just around the corner. If you're a golfer, Nedlands Golf Club is at the end of the street to the south. You could also stroll north to catch a film at the Windsor Cinema! If you're up for a 20-minute walk, head down to the river and have a glass of wine at Steve's, then cruise home.

**WHAT'S INSIDE** Welcome to luxury living in this impeccable five-bedroom character home. With three inviting living rooms, formal and informal dining spaces, and a versatile office or nursery room, this residence caters to all your needs. The dedicated laundry room adds practicality, while every facet exudes comfort and sophistication. Welcome to your sanctuary in Nedlands.

**OUTDOORS & MORE:** The expansive outdoor alfresco area with multiple bi-fold doors on the North and West access points is perfect for hosting gatherings, while the 60,000-liter swimming pool offers a refreshing retreat. Additionally, a large shed provides ample storage, making this home the ultimate haven for a sweet man cave or potential for a granny flat. The property has both a bore and retic to keep the gardens green year-round. Embrace the Western Australian lifestyle as you step out onto the expansive alfresco area, where endless evenings await, whether it's hosting soirées or simply unwinding in the gentle breeze.

**INVITATION TO EXPERIENCE** Experience luxury living in Nedlands. This five-bedroom sanctuary on a 1012m<sup>2</sup> block offers over 400m<sup>2</sup> of exquisite space. Seamlessly blending timeless elegance with modern sophistication, each corner is meticulously crafted for comfort and entertainment. From the gourmet kitchen to the serene outdoor oasis, every detail elevates your lifestyle. Don't miss this chance. Contact Thomas NOW.

**COSTS TO CONSIDER** Rates & Local Information: Water Rates: \$1,949.10 p.a. approx. (2022/23) City of Nedlands Council Rates: \$2,157.69 p.a. approx. (2023/24) Zoning: R10 Primary School Catchment: Nedlands Primary School Secondary School Catchments: Shenton College **DATA TO DIGEST:** Lot: 1012m<sup>2</sup> (approx.) Living: 400m<sup>2</sup> (approx.) Car Port: 33m<sup>2</sup> (approx.) Shed: 30m<sup>2</sup>m<sup>2</sup> (approx.) Alfresco: 35m<sup>2</sup>m<sup>2</sup> (approx.) Verandah: 12m<sup>2</sup>m<sup>2</sup> (approx.) **TOTAL: 510m<sup>2</sup> (approx.)** Embrace a lifestyle where comfort, convenience, and style converge. Presented in excellent condition, this treasure will impress your friends and family. Call Thomas (0416 657 300) to make an offer now.

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.