

74 Meriwa Street, Nedlands, WA 6009



House For Sale

Saturday, 18 November 2023

74 Meriwa Street, Nedlands, WA 6009

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 468 m2

Type: House



Olivia Porteous

0423557438

\$1.45M

Occupying a leafy locale and sitting pretty on a delightful 468sqm (approx.) block with R60 zoning and exciting subdivision and development possibilities attached to it - subject to council approvals of course, this charming 4 bedroom 1 bathroom family home combines both history and potential. Nestled within the embrace of time, this character residence stands as a testament to architectural elegance and a bygone era. Beyond the gorgeous white picket fence and a raised front entry verandah lies either a functional contemporary space that can be lived in right away or a canvas waiting to be redefined, reimaged and brought to life by the vision of its next owner. The air is thick with the stories of yesteryear and, as you step through the threshold, you'll find yourself at the beginning of a unique journey - one where tradition and modernity converge to create an abode that reflects not only its storied past, but also the dreams and aspirations of the future. High ceilings, solid wooden floorboards, picture rails and tall feature skirting boards are just some of the many original features that remain, with the large front bedroom carpeted for comfort and graced by a striking ceiling rose in the centre of the room. The huge master bedroom - or additional lounge room - is more than generous in its proportions and features a brick fireplace and ceiling rose. A central activity/reading area has a double storage cupboard/bookshelf and is also brilliant in its flexibility. The fourth bedroom is a versatile space that is intimate enough to also be considered as a study. The fully-tiled bathroom has a shower and twin vanities to help reduce traffic at family peak-hour, sitting adjacent to the separate toilet. Overlooking the sunken family room (complete with split-system air-conditioning) at the back of the house is a beautifully tiled open-plan kitchen and dining area where double sinks, a double storage pantry, a Westinghouse Silhouette gas cooktop, a Chef oven/grill and a sleek white Bosch dishwasher meet access into the separate laundry. Double French and security doors off the family room extend living out to a huge backyard where a designated parking bay for your boat, caravan, trailer or even a large car doubles as a paved entertaining courtyard. Double-gate access via the right-of-way privacy of Fraseriana Lane at the rear makes this possible, with a separate single gate off the laneway leading directly to the yard itself. Out front, there is ample driveway parking space for at least four cars, with a handy side-access gate making getting to and from the backyard very easy indeed. Walk to all of the local hospitals and medical facilities, as well as the University of Western Australia from here, with this timeless abode doubling as potential rental accommodation for doctors, nurses and even students, if an investment is what you seek. The buzzing Hampden Road coffee and restaurant strip is just around the corner too, as are the likes of Kings Park, public transport, lush local parklands, Hollywood Primary School, Shenton College and some of Perth's top private schools. In only a few minutes, the river, Elizabeth Quay, world-class shopping at Claremont Quarter and the city can also be reached, adding convenience to character, here. This is a home that beckons you to uncover its secrets, embrace its charm and craft a narrative that seamlessly blends the old with the new. Opportunity knocks - and loudly!

Features: 4 bedrooms 1 bathroom Leadlight front door and entry panels Freshly painted High ceilings Timber floors Ceiling roses Large master and second bedrooms Huge versatile third bedroom - or extra lounge room Central activity/reading area Separate fourth bedroom - or study Open-plan kitchen and dining area - with a dishwasher Sunken family room Separate laundry Separate toilet Double-door storage cupboard Two separate single storage cupboards Split-system air-conditioning Security screens New instantaneous gas hot-water system Garden shed Additional boat/caravan/trailer parking bay - or paved courtyard - within a spacious backyard setting Ample driveway parking space 468sqm (approx.) block with gated rear laneway access 12.2-metre (approx.) frontage R60 zoning