

**77 Florence Road, Nedlands, WA 6009**



**Sold House**

Saturday, 23 September 2023

77 Florence Road, Nedlands, WA 6009

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 5**

**Area: 1012 m2**

**Type: House**

## Contact agent

Welcome to this fabulous 1950 Nedlands family home, a true gem situated in the highly sought-after end of Nedlands. With five large bedrooms and four bathrooms, this quintessential family home offers an abundance of space and comfort. Flexible living, privacy and functionality for every member of the family! The north-facing orientation fills the home with natural light, creating a warm and inviting atmosphere. Seamless integration between indoor and outdoor entertaining areas allows for effortless hosting and enjoyment. The masterfully designed layout ensures that each space has its own purpose, providing room for relaxation, work and play. An elegant dining area and stylishly designed kitchen are perfect for hosting gatherings and creating culinary delights. Expansive outdoor dining and pool areas provide a serene retreat for recreation and alfresco living. This wonderful home offers a lifestyle beyond compare. Enjoy the convenience of being in close proximity to renowned schools, upscale boutiques, nature walks, sporting clubs, and cosy cafes. Don't miss your opportunity to own this extraordinary home. Embrace the charm and elegance of this classic, while enjoying the modern comforts and conveniences it has to offer. Your dream family home awaits you.

- 5 large bedrooms
- Master suite with generous en-suite, walk-in-robe & well-equipped office with direct front access, perfect for use as a formal home office
- Bedrooms 2 & 3 with walk-in-ropes
- Bedroom 4 with built-in robes
- Bedroom 5 is a large separate suite with kitchenette, en-suite, built-in robes and independent entry from the rear of the home - ideal for an au pair, the eternal teenager, guests or extended family members
- 4 bathrooms
- North-facing kitchen, dining & living areas
- North facing alfresco entertaining overlooking the pool & landscaped gardens
- 1012 sqm block
- 9.4 x 4.3 salt water, chlorinated pool with spa bed
- Fully reticulated gardens from own bore
- Fully ducted reverse cycle air conditioning in the front section of the home
- Individual Split systems throughout the rest of the home
- Fully monitored zoned alarm & Outdoor Perimeter alarm
- Built in Trampoline
- Large double carport with ample storage
- Off street parking for 2 to 3 more cars
- 24 solar panels - 6.5 kw capacity
- 5kw inverter