

# 77 Normanby Road, Inglewood, WA 6052



## Sold House

Friday, 5 April 2024

77 Normanby Road, Inglewood, WA 6052

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 511 m2**

**Type: House**



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**\$1,480,000**

Situated on a quiet street lined with trees and character homes, this post-war four-bedroom home built in 1948 honours the era with decorative brickwork, high ceilings, leadlight windows and jarrah floors. Your family will love all the space the large rooms and huge backyard offer, where you have the freedom to create your dream lifestyle in this central location on a 511sqm block. The home has a beautiful backyard with amazing garden. There is endless possibilities with this area, you can add a pool, garage, carport or workshop; you could extend the home or leave it as is - with rear laneway access, the choice is yours. Inside, a fourth bedroom creates the option of having a study, an office, a studio or additional living space. With a fully renovated kitchen and bathroom, there's very little work required for this beautifully presented home. However, there is the opportunity to add value as a separate laundry includes a shower and toilet making it very easy to convert it into a second bathroom with an integrated laundry. From this convenient location, you're within walking distance of Inglewood Primary School, Coles Inglewood, Mount Lawley Golf Club, Hamer Park Reserve, Inglewood Oval, and you're a short distance from Edith Cowan University, St Paul's Primary School, Galleria Shopping Centre, Perth College, Chisholm Catholic College and John Forrest Secondary College. You're also close to many cafes and shops along Beaufort Street, where you can jump on the bus and be in the city in moments. This is one of those character homes that will be hard to resist, tempting you the moment you arrive at the charming façade adorned with a welcoming front porch and frangipani trees overlooking this family-friendly street. Features you will love:

- Four-bedroom post-war brick and tile home built in 1948
- Open-plan dining (with skylight) and living room (with built-in cabinetry) leading to the garden
- Renovated kitchen with pressed tin splashback, dual sinks, gas cooker/electric oven in fireplace recess, a dishwasher and plenty of storage
- Primary bedroom includes an ornamental fireplace and mirrored built-in robes
- One renovated bathroom with a frameless shower screen
- Separate laundry with a shower and toilet
- Spacious study overlooking the garden
- Split-system air-conditioning and ceiling fans throughout
- Period features include decorative brickwork, high ceilings, leadlight windows, jarrah floors, large rooms and a welcoming front porch
- Paved patio with a built-in BBQ in a large backyard with rear laneway access
- Established and reticulated gardens on 511sqm block
- Council rates: \$1777.99
- Water rates: \$1353.96
- School catchment: Inglewood Primary School, John Forrest Secondary College

Please don't hesitate to contact Chris Pham at 0448 777 511 or [chris.pham@belleproperty.com](mailto:chris.pham@belleproperty.com) today so you don't miss out.