

78 Alderbury Street, Floreat, WA 6014

DUET

Sold House

Sunday, 20 August 2023

78 Alderbury Street, Floreat, WA 6014

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 703 m²

Type: House

Contact agent

THE FEATURES YOU WILL LOVE Positioned atop one of Floreat's most commanding locations, this beautiful character cottage could be straight from the pages of House & Garden. With an elevated green title landholding, expansive views of Bold Park are attained from an idyllic and private garden setting which carries the promise of joyous entertaining as well as relaxed days ahead. Ideal for fur babies and human ones alike, you will be hard pressed to find a more secure and serene setting to enjoy life's moments with those you hold dear. The covered front porch provides an ideal vantage to take in the sights and scenes of the garden setting while enjoying a morning coffee or afternoon beverage while the home itself has the hallmarks of the Post War period that make Floreat such a desirable suburb. Warm jarrah floors and high ceilings provide a sense of character comfort while the well-proportioned rooms convey a sense of light and space. The home is the perfect canvas for an extension to maximise its north facing orientation.

THE LIFESTYLE YOU WILL LIVE This home provides a perfect nest in the heart of Perth's western suburbs, from a location and lifestyle perspective an envious future awaits. The much sought after school catchments of Floreat Park Primary and Shenton College come with the home, as does close proximity to the Birkdale Cafe precinct, Kirwan Street shops and of course both the City and the Surf. With so much to love here, don't delay in securing your Floreat future.

THE DETAILS YOU WILL NEED Build Area: 178m²
(Approx) Land Area: 703m² Council Rates: \$2,598.09 per annum (2022/23 FYR) Water Rates: \$1,364.02 per annum (2022/23 FYR)