

8 Alicia Street, Mount Melville, WA 6330



House For Sale

Wednesday, 12 June 2024

8 Alicia Street, Mount Melville, WA 6330

Bedrooms: 3

Bathrooms: 2

Area: 622 m2

Type: House



Jeremy Stewart
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Offers Above \$695,000

An extensive restoration project skilfully blending original character features and modern amenities has transformed this delightful 1940s city cottage into a highly desirable residence. On the side of Mount Melville just 500m from the CBD, it's a short walk to major supermarkets, cafés, shops and entertainment, and from its elevated site, the home takes in lovely views over the north of town and out as far as the Porongurups. A smart home, it has established lawns and gardens on a 622sqm block. Inside, meticulous attention to detail in the stylish renovation of this home is evident in every room. Polished jarrah floors, high ceilings, panel doors and timber casement windows make a fine setting for the well-considered, high-quality appointments sure to make everyday living and entertaining a constant source of pleasure. At the front is an air-conditioned lounge with French doors leading out to a covered deck, the perfect spot for relaxing with a glass of chilled white while watching the world go by. The lounge is open to the dining area and the impressive kitchen, with an under-bench oven, induction cook-top and island workbench, finished with ample white cabinetry and timber counter tops. A rear extension to the original home houses one of the three bedrooms, a utility room or office at the back door, and a modern wet area combining the laundry and shower room, with a vanity and toilet. The other two bedrooms, both king sized and one with a built-in robe, are at the front of the home, near the bathroom with a bath, shower, feature vanity and toilet. White décor and excellent tiling, lighting and window treatments finish the home to a high standard. At the side of the house is a driveway for three vehicles, and there's a lockup garden shed as well as raised vegetable beds, citrus trees, water-wise natives for low maintenance and a rainwater tank. This beautifully modernised, comfortable home is immaculately presented and ready for occupation by discerning new owners, who are assured that the integrity of the property and its streetscape are upheld by the Albany Historic Town Design Policy, retaining the exceptional character of central Albany. What you need to know:

- Beautifully renovated 1940s cottage
- 500m from York Street
- Elevated 622sqm block
- Views over northern reaches of town and out to Porongurups
- Original jarrah floors, high ceilings, panel doors, timber windows
- Modern amenities, excellent tiling, lighting, décor, window treatments
- Air-conditioned lounge
- Front deck
- Dining area
- Kitchen with induction cook-top, ivory cabinetry, timber bench-tops
- One double bedroom
- Two king-sized bedrooms, one with built-in robe
- Utility room or office
- Bathroom with bath, shower, vanity, toilet
- Shower room combined with laundry
- Drive with parking for three vehicles
- Garden shed, rainwater tank, citrus trees
- Council rates \$2,104.44
- Water rates \$1,525.99