

8 Leichardt Street, St James, WA 6102



Sold House

Saturday, 16 September 2023

8 Leichardt Street, St James, WA 6102

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 452 m2

Type: House



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\$657,000

Step back in time and be captured by the timeless charm of this 1940's character style beauty. Offering a range of exceptional features makes this home truly one-of-a-kind. As you enter you will be immediately captivated by the exquisite beauty and irresistible charm of this residence. The lounge, adorned with a period fireplace, provides a sophisticated space for entertaining and seamlessly flows into the adjacent dining room & kitchen. The picture-perfect facade is enough to know you are entering a beauty of yesteryear. A very rare opportunity to secure a property of this calibre! The property:

- White rendered brick & tile construction
- Built in 1946, renovated
- Front undercover porch overlooking established lawns & gardens
- Wide entrance hall
- High ceilings throughout
- Ornate period features including leadlight, decorative ceilings, lighting
- Jarrah timber floorboards
- LARGE bedrooms with built in floor to ceiling wardrobes
- PANASONIC inverter air conditioning
- Lounge area with period fireplace
- Kitchen with an abundance of cupboard & bench space, WESTINGHOUSE appliances, dishwasher recess & in-built wine rack
- Bathroom includes combined shower + bath
- Centrally located laundry with separate toilet
- Sleepout to rear of home
- Sunken study with access to alfresco
- Security screens to windows + doors
- Fully enclosed yard with paved alfresco
- Gated access to side of house
- RHEEM hot water system
- Garden shed
- Tandem parking to front for 3 cars
- 452m² with 148m² of internal living

Nestled in a prime location on the St James, Victoria Park border - it's just a short stroll away from an array of restaurants, cafés, parks, schools, shops, and public transport options. With great access to major arterial roads leading everywhere, your new home is an easy commute into the Perth CBD which is less than 8kms away, Carousel Shopping Centre is 4kms away and Curtin University is only 3kms away. Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$520.00 - \$550.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.