

80B Bourke Street, Leederville, WA 6007

THE PROPERTY EXCHANGE

House For Sale

Wednesday, 24 April 2024

80B Bourke Street, Leederville, WA 6007

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Ingrid Bradshaw
0893883988

\$1,300,000s

You'll fall head over heels in love with this fabulous contemporary, surprisingly spacious, light filled statement home that's just perfect for laidback living and easy entertaining! There's space in spades for friends and family to gather; a generous, well appointed kitchen when catering for a crowd and you can spread out in style in the supersized private north facing courtyard when it's time to entertain. Big bedrooms are a plus and flexibility is key with the option to use the ground floor bedroom as a work from home space or second living room. You've got the best of both worlds; a tranquil retreat from the world and a fabulously cosmopolitan Leederville lifestyle on your doorstep.

THE HOME 4 bedroom 2 bathroom Kitchen Living / dining 3 wc Laundry

FEATURES Bold, modern, architect designed, immaculately presented home nestled privately on Bourke Street Timber pivot door to entry Light filled entry with soaring double height void Appealing, newly sanded and polished blackbutt floors Sundrenched open plan living and dining areas with big windows and French doors to north facing decked entertaining area at rear, split system reverse cycle air conditioning and gas point Modern, well appointed kitchen with white cabinetry, dark granite counters, glass splashback, Bosch under bench oven, gas cooktop, concealed rangehood, Bosch dishwasher and plenty of prep and storage space Powder room Downstairs fourth bedroom / living room / home office with built in robes and split system reverse cycle air conditioning Blackbutt return staircase Blissful, bright, and airy master bedroom with soaring raked ceilings, fitted floor to ceiling built in robes, big picture window and split system reverse cycle air conditioning Chic ensuite with floating double vanity, stone counter, timber veneer cabinetry, statement curved mosaic tiled feature wall, shower over deep bath and separate wc Two bright and great sized bedrooms with high raked ceilings, floor to ceiling built in robes and split system reverse cycle air conditioning Stylish bathroom with floating double vanity, stone counter, timber veneer cabinetry, mosaic tiled feature wall, shower and wc behind nib wall Linen store to hallway Practical laundry with space for washer and dryer, counter with laundry trough and cabinetry, overheads and door out to drying area

OUTSIDE FEATURES Fabulous private entertaining deck at the rear, shade sails Low maintenance garden beds to front Drying area Secure storeroom and garden shed

PARKING Secure auto double garage

LOCATION Simply the best. Tucked away in a surprisingly peaceful spot on Bourke Street – it's hard to believe that busy, vibrant Oxford Street is just footsteps away. And you're slap bang between vibrant Mount Hawthorn, lively Leederville, and bustling North Perth with an endless array of cafes, bars, restaurants, boutique shopping and all the essential neighbourhood amenities. You can be over the footbridge to gorgeous Lake Monger in no time at all for your morning walk, work out at Loftus Recreation Centre or enjoy a swim at Beatty Park Leisure Centre. Public transport is a breeze and both freeway entries are super close. Walk score 85/100 now that's very walkable.

SCHOOL CATCHMENTS Optional West Leederville Primary School or North Perth Primary School Optional Mount Lawley Senior High School or Churchlands Senior High School (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020)

TITLE DETAILS Lot 2 on Strata Plan 42881 Volume 2531 Folio 670

STRATA INFORMATION Total Strata Area: 276 sqm

ESTIMATED RENTAL RETURN \$1,100 - \$1,200 per week

OUTGOINGS City of Vincent: \$2,831.00 / annum 23/24 Water Corporation: \$1,754.35 / annum 23/24 No Strata Levies

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.