

# 86 Smyth Road, Nedlands, WA 6009

## House For Sale

Saturday, 13 April 2024

86 Smyth Road, Nedlands, WA 6009

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Type: House



Clare Nation  
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## Offers in the mid \$2million

A stunning sense of comfort and enchantment graces this expansive and immaculate two storey home that encourages super spacious living on a sprawling block of land, just minutes away from everything leafy Nedlands has to offer. This gorgeous residence exudes elegance, providing ample room for every member of the family to thrive. From the moment you step inside, you'll be captivated by its seamless blend of contemporary design and timeless appeal. Get ready to experience the pinnacle of functionality and versatility from within these very walls!

**THE HOME** 4 bedroom 3 bathroom Formal lounge / dining Family / meals / kitchen Games / theatre room Upstairs parents' retreat Study 4 wc Laundry Built approximately 2001

**FEATURES** Double door entrance with tiled entry foyer Open plan formal lounge and dining room downstairs, with a gas bayonet for heating and a delightful garden aspect Striking recessed ceiling above the dining room Sunken open plan family, meals and kitchen are behind double doors, boasting its own gas bayonet Impeccably renovated kitchen with modern stone transformation bench tops and splashback, feature bulkhead ceiling, microwave nook, corner step in pantry, double sink, soft closing drawers, integrated range hood, AEG Induction cooktop, and under bench oven of the same brand and stainless steel Westinghouse dishwasher Separate downstairs theatre / games room with double privacy doors, plus views out to the pool Large upstairs parents' retreat with linen press and scenic green aspect from every angle A huge king sized master bedroom suite next to the retreat, with its own tree lined outlook complemented by a grand fully tiled ensuite bathroom with a bubbling corner spa bath, shower, heat lamps, separate wc, stone transformation twin vanity basins and fitted walk in wardrobe Spacious downstairs second bedroom with built in double robes and semi ensuite access into fully tiled main family bathroom, featuring shower, separate bathtub and heat lamps Large third ground floor bedroom with walk in robe Lower level fourth or guest bedroom suite with walk in robe and fully tiled ensuite / third bathroom, comprising of shower, vanity, under bench storage, heat lamps and separate wc Ground floor study, with a double door storage cupboard Ample laundry storage, inclusive of double linen press and both over head and under bench cupboards plus external access for drying Two lower level powder rooms including one off the entry that features a stone transformation vanity bench top with built in storage below Additional downstairs linen and cloak cupboards Daikin ducted and zoned reverse cycle air conditioning system Security alarm system Ducted vacuum system Down lights Venetian blinds throughout Feature ceiling cornices Feature skirting boards Foxtel connectivity

**OUTSIDE FEATURE** Two tiered outdoor alfresco entertaining area at the rear, off both the laundry and main downstairs living space Outdoor gas bayonet for barbecues, under the alfresco Shimmering below ground salt water swimming pool within the spacious backyard next to a lovely rear lawn area that the kids and pets will absolutely love Sunken poolside courtyard, below the alfresco ideal for further entertaining in complete privacy Security doors Outdoor power points Instantaneous gas hot water system Shared bore reticulation Two side clotheslines Leafy established gardens Gated side storage area, with a small covered lean to for protection from the elements Gated side access, linking the front and rear gardens

**PARKING** Remote controlled double lock up garage with internal shopper's entry Secure front yard lawn area and extra driveway parking space for 2-3 cars (or even a boat, caravan or trailer), behind remote controlled double access gates

**LOCATION** Embrace everything there is to love about living close to the buzzing Hampden Road coffee and restaurant strip, where you will find some of your local favourites - La Galette and Burgermeister included. A host of medical facilities sit within easy walking distance too, as do the likes of Kings Park, The University of Western Australia, public transport (including several bus stops) and a plethora of picturesque local parklands. In only a few minutes, the river, Elizabeth Quay and the city can also be reached, only adding to the convenience of this magnificent family haven.

**SCHOOL CATCHMENT** Hollywood Primary School Shenton College

**TITLE DETAILS** Lot 14 on Plan 3062 Volume 1812 Folio 184 LAND AREA 908 sq. metres ZONING GR12.5 ESTIMATED RENTAL RETURN \$2000 plus per week (further discussions with our property management upon request) **OUTGOING** City of Nedlands: \$4,159.79 / annum 23/24 Water Corporation: \$2,839.14 / annum 23/24

**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.