

# 9 Burt Street, Cottesloe, WA 6011



## Sold House

Friday, 29 September 2023

9 Burt Street, Cottesloe, WA 6011

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 460 m2**

**Type: House**



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## Contact agent

Offers closing 11th July 2023 (unless sold prior) Centrally positioned in the heart of the Cottesloe Village precinct, this architecturally renovated and extended period home offers instant family appeal, just moments to boutiques, cafes, restaurants, wine bars, the train and schools. The beach is a mere 1km away - what could be better than a short morning stroll, followed by a swim! Ready to move into right now, this sun filled home offers inviting spaces both inside and externally, and a few hidden surprises. Features:

- Two separate living areas
- Open plan kitchen and dining
- Stunning kitchen with a large central island, and abundant cabinetry
- Spacious master bedroom with en suite bathroom and a wall of built in robes. Bedroom and bathroom look out to private landscaped courtyard
- Two additional bedrooms
- Fourth bedroom or study
- Large family bathroom
- Covered central alfresco ideal for entertaining
- Outdoor powder room - a nod to the history of the home this is a dunny of note
- Garaging off the rear lane way. This is not just a two-car garage. It is an oversized, extra high multi-purpose space. It offers workshop space, open loft storage, and an additional large room that could be used as a cellar/kids hideaway or even as its currently used, a band room.
- Fully air conditioned via split systems
- Louvre windows allow for cross ventilation, so the air conditioning is rarely used
- Timber floors
- High ceilings
- Outdoor shower
- Landscaped, low maintenance, reticulated gardens

This is a wonderful home to raise a family, and I look forward to showing you through. Approximate outgoings: Council Rates: \$2,194.67 pa Water Rates: \$1,436.07 pa \*Please note that while best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. The owners reserve the right to sell the property prior to the closing date.