

9 Waugh Street, North Perth, WA 6006

House For Sale

Saturday, 13 April 2024



9 Waugh Street, North Perth, WA 6006

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 417 m2

Type: House



Nik Zounis  
0418913456



Theo Kouroulis  
0411751377

## **UNDER OFFER!**

You will be mesmerised by this stunning, C1920's character corner home on 417m<sup>2</sup> block with a seamless AWARD WINNING 2002 contemporary renovation and extension designed by one of Perth's renowned architects, that is still striking and relevant today. Superbly located in the heart of this brilliant suburb, at the top of Waugh Street this enchanting North facing home with tuckpointed façade, beautiful white picket fence and delightful gardens, all overlooked by wraparound verandah is the epitome of North Perth Character. Walking into the home you will be warmly greeted with a fantastic flexible floorplan that allows you to mould it to your family's lifestyle, including 4 Bedrooms, 2 bathrooms, hidden undercroft study and cellar, huge open plan split level kitchen/Living and Dining that spills out superb outdoor area with great options for the best alfresco entertaining and heaps of room for the kids, family and friends to unwind, plus amazing views to the Perth CBD. The extension has lovely sweeping architectural lines and blends in beautifully with the original, both showcasing high ornate decorative ceilings with roses, skirting boards, lead lights, jarrah floorboards, fireplaces, built in cabinetry, travertine flooring in the bathrooms, fully air conditioned and alarm system for your complete comfort. The home is surrounded by lovingly manicured reticulated gardens and features off street parking into the back yard. Your lifestyle will forever change in this magnificent location, just a short walk up the street you will find the North Perth Tennis Club, Bowls Club, Community Shed and Garden plus Woodville Reserve. Just a little further on through leafy tree lined streets and you have the vibrant Angove Street Café strip and North Perth Plaza, where you can spend hours relaxing, chatting, eating, drinking, shopping in a variety of great options all within easy walking distance of your new home. This will be the game changer in your life! TREAT YOURSELF!! SCHOOLS NEARBY North Perth Primary School Kyilla Primary School Aranmore Catholic Primary School Mount Lawley Senior High School

TITLE PARTICULARS Lot 22 Plan 3002 Volume 1065 Folio 443 LAND AREA 417sqm ZONING R30/40 OUTGOINGS Water Rates: \$1,525.00 PACouncil Rates: \$2,458.37 PA