

# 90 Lawley Crescent, Mount Lawley, WA 6050

## Sold House

Friday, 23 February 2024

90 Lawley Crescent, Mount Lawley, WA 6050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 999 m2**

**Type: House**



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**\$1,888,888**

This gorgeous three-bedroom, one-bathroom character home offers so much potential to families and savvy buyers. Situated on a 999sqm corner block, there are loads of ways you can configure the flexible floorplan and huge backyard to suit your lifestyle. With the original home positioned at the front of the block and with access from both North Street and Lawley Crescent, your imagination will go wild after only one viewing. Alternatively, you could easily move in and enjoy all the charm and 1925 period features as they are, such as generous room sizes, tuckpointing, high decorative ceilings, jarrah floorboards, leadlight doors and windows, bay windows and a large wrap-around veranda. A gracious formal lounge and dining room with a fireplace are the makings of many family memories, further enhanced by a country-style galley kitchen. A considerable extension at the rear is perfect as a parent's retreat, games room, studio or office. A large laundry next to the powder room will have renovators itching to incorporate an extra bathroom. Why not relax on your entertaining deck while pondering how to transform that huge backyard, You could extend the original home or create the garden of your dreams by adding a pool, workshop, studio, granny flat or an orchard to complement the existing fruit trees. Your furry friends will be in their element with plenty space to roam and enjoy the vast amount of space in the backyard. By now, your mind will be racing. Take a stroll to the Beaufort Street dining and shopping strip and mull things over a latte in one of Perth's most popular precincts. From this premium address, you're within walking distance of many amenities and attractions, such as Perth College, Mount Lawley Primary School, Mount Lawley Senior High School, Edith Cowan University, Hamer Park Reserve, Mount Lawley Tennis Club and Mount Lawley Golf Club. There's a reason Mt Lawley is highly desirable for its walking proximity to so many local attractions including The Astor Theatre, Bar Vino, Three Coins Italian, Testun Wine bar and so many more. If you didn't have an abundance of parking, you mightn't even need a car, however, there is a double carport in the backyard and parking for two cars in the front with approval for a double carport. Features you will love:

- 1925 brick and tile character home on a substantial 999sqm corner block
- Three bedrooms, one bathroom, one powder room
- Master bedroom with large built in robes
- Generous formal lounge and dining with a gas fireplace
- Separate meals area
- Galley-style kitchen with stainless steel appliances (900mm Westinghouse free-standing cooker, rangehood & dishwasher), dual sinks & soft closing drawers
- Large laundry with storage
- Alfresco dining on a decked patio in a huge backyard with a double carport and fruit trees
- Flexible floorplan
- Period features: big room sizes, tuckpointing, high decorative ceilings, Jarrah floorboards, leadlight doors/windows and bay windows
- Split system air conditioning throughout
- Secure remote controlled gated entry with parking for two cars and a large wrap-around veranda
- Alarm system with 4K CCTV and six cameras, Crimsafe security screens
- Remote controlled access via North Street to the rear carport
- School catchment & walking distance to Perth College, Mount Lawley Primary School, Mount Lawley Senior High School & Edith Cowan University
- Council rates: \$2083.54pa
- Water rates: \$1478.37pa

Opportunities such as these are rare in established neighbourhoods like Mt Lawley. Given the short distance to the city, you'll have to move quickly to secure this beautiful character home on an original 999sqm block. Please don't hesitate to contact Chris Pham at 0448 777 511 or [chris.pham@belleproperty.com](mailto:chris.pham@belleproperty.com) today so you don't miss out.