

**91B Ferdinand Lane, Nedlands, WA 6009**



**House For Sale**

Saturday, 20 January 2024

91B Ferdinand Lane, Nedlands, WA 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 250 m2**

**Type: House**



Thomas Jefferson Wedge

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## FRESH TO MARKET!!

Attention Busy Medical Professionals, Urban Executives, Young Couples, and Savvy Investors! Unlock the Door to Your Dream Home and Lifestyle\*\*Set back from Winthrop Avenue with garage and front door access through Ferdinand Lane\*\*Welcome to a world where sophistication meets convenience in this HOLLYWOOD GEM, boasting a double storey lock-up-and-leave home featuring a DOUBLE LOCK UP GARAGE with sealed laneway access for all your cherished vehicles. This isn't just a house; it's a statement for those who appreciate the finer things in life, whether at home or travelling interstate or abroad!Imagine a home where every day feels like a walk through Kings Park, with its superb leafy aspect right at your doorstep. This is an opportunity to live in a location that's more than just an address - it's a lifestyle choice for those who want to be at the heart of it all. Nestled within walking distance to The University of Western Australia, the state-of-the-art QE11 medical facility, Perth Children's Hospital and the vibrant Hampden Road shopping and cafe precinct, your new home positions you in the midst of Perth's most coveted locales.Step inside to discover a world where light dances across timber floors, and high ceilings whisper the tales of luxury and modern living. The heart of the home is the HUGE LIVING AND DINING AREAS, designed not just for living but for entertaining, for making memories, for impressing your guests with your impeccable taste.In the kitchen, style and functionality meld seamlessly with stylish stone benches, a gas cooktop, and stainless steel appliances - a true testament to the modern, high-end lifestyle you deserve.Retreat to your substantial master bedroom, a sanctuary with a walk-in robe and an ensuite that speaks volumes of luxury and privacy. Two additional generous bedrooms await, ensuring that comfort is never compromised.A LARGE ALFRESCO area to the front and a private garden courtyard - your own slice of paradise in the city, where entertaining or unwinding is just as easy and elegant.Add to this a powder room on the ground floor, split system reverse cycle air conditioning for year-round comfort and effortless elegance.THE LOCALEWelcome to the Hollywood district of Nedlands, Western Australia - a vibrant and luxurious enclave where the essence of upscale living meets the laid-back Aussie charm. Here, leafy streets intertwine with chic cafes and boutique shops of Hampden Road and extending to Broadway creating a picturesque backdrop for both relaxation and entertainment. The community thrives with cultural diversity, offering a tapestry of experiences from gourmet dining to serene parklands and accessible Matilda Bay. Residents enjoy a harmonious blend of outdoor adventures by the Swan River and sophisticated urban amenities. Could this be your entry into the highly desired suburb of Nedlands? This is more than a home. It's a lifestyle, a statement, a rare opportunity. Don't just dream about it -live it.HOME HIGHLIGHTS:- Freshly painted and new carpet to 3rd floor bedroom- Polished wood floors- Split air conditioning units on each floor level- Internal laundry with appliances- 3 toilets- Double Lockup garage- Water consumption included - Set back from Winthrop Avenue with garage and front door access through Ferdinand Lane- Prime location: Proximity hospitals, University as well as to cafes, eateries, and bus transport.COSTS TO CONSIDER:Strata TOTAL: \$845.35 p/q (approx.)Admin: \$532.65 p/q (approx.)Reserve: \$312.70 p/q (approx.)City of Perth rates: \$2,686.05 p/a (approx.)Water rates: \$1,749.30 p/a (approx.)DATA TO DIGEST:Strata Area: 250m2 (approx.)Living Area:178m2 (approx.)Zoning: R50Ever dreamed of a place that effortlessly blends your ideal work-from-home environment with your ultimate daily escape? Positioned in the heart of Nedlands, this haven offers proximity to the bustling Hampden Road cafes, the serene Swan River foreshore, and the prestigious University of Western Australia. Just a leisurely stroll from top-tier public transport facilities taking you directly to the CBD, or the other direction to Claremont and beyond, this location is unmatched. But mere words can't capture its essence. It must be SEEN to be BELIEVED. Don't miss your chance for an exclusive viewing. Experience a property that truly embodies the best of Nedlands. Contact Thomas (0416 657 300) to make your offer todayDISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.