

94 Brookdale Street, Floreat, WA 6014

Sold House

Friday, 6 October 2023



94 Brookdale Street, Floreat, WA 6014

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 862 m2

Type: House



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Contact agent

Splendidly overlooking mature trees and bushes opposite lush parkland that surrounds the sought-after Perry Lakes precinct, this delightful 3 bedroom 1 bathroom charmer is your typical original Floreat home – built solid and to last on a super-spacious block, whilst filled with plenty of character features that have been impeccably preserved since yesteryear. The residence is graced by decorative ceiling cornices, stippled walls and wooden Jarrah floorboards, under the carpets. The welcoming front living room is spacious in size and leads into the open-plan dining and kitchen area that keeps conversation and meals separate from one another. A massive master bedroom (that is more like a parents' retreat) has separate “his and hers” built-in wardrobes, whilst the second bedroom is also generous in its proportions. It also connects to the third bedroom – or potential study – that has access to the rear utility area, off the kitchen and laundry. The wildcard in the floor plan though is an enormous annex room that can be whatever you want it to be, including a games or activity room for the kids. The huge backyard has five separate garden or storage sheds and is where many a family cricket match will be played, with multiple generations – including children and grandchildren – sure to take part. It is all overlooked by a fantastic outdoor alfresco-entertaining area, running off the back of the house. It's an easy walk to Floreat Forum Shopping Centre from here, with the property firmly entrenched in the catchment zones for both Shenton College and Floreat Park Primary School – the latter also strolling distance away from your front door. Bus stops, community sporting facilities, cafes and other sprawling local parklands can also be found nearby, including beautiful Bold Park. Don't forget about the very close proximity to HBF Stadium, Wembley Golf Course, Bold Park Aquatic Centre, restaurants, spectacular lakes, glorious swimming beaches, the city and more shopping at Westfield Innaloo and even the new-look Karrinyup Shopping Centre. With an ultra-convenient parkside location already locked in, all there is left for you to do is add your own personal modern touches and prosper through your creativity. A brighter future lies in store, no matter what you decide! Other features include, but are not limited to:

- High ceilings
- Ceiling fan in the dining/kitchen area
- Range hood
- Electric hotplate
- Separate oven
- Generous kitchen storage/cupboard space
- Breakfast bar
- Double kitchen sinks
- Practical fully-tiled bathroom with a separate bathtub, shower and vanity
- Over-head laundry storage
- Separate toilet, off the laundry
- Alfresco and backyard access, from the tiled utility area
- Hallway linen cupboard
- Split-system air-conditioning
- Security doors and screens
- Front and rear lawn/yard areas
- Single lock-up garage with a roller door
- Extra driveway parking space
- Huge 862sqm (approx.) block, with heaps of room for a future swimming pool out back – if you are that way inclined
- Built in 1952 (approx.)

Points of interest:

- Kirwan Street coffee shop (800m)
- Wembley Golf Course (3.0km)
- Floreat Forum (700m)
- Floreat beach (3.9km)
- HBF Stadium (1.7km)
- Perth CBD (7.1km)
- St John of God Hospital (3.4km)

Schools:

- Floreat Park Primary School (1.0km)
- Shenton College (3.0km)
- Newman College (2.6km)

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