

94 Stanley Street, Nedlands, WA 6009

DUET

House For Sale

Wednesday, 15 May 2024

94 Stanley Street, Nedlands, WA 6009

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 1012 m2

Type: House



Michelle Kerr
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Jake Polce
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MARKET PREVIEW

THE FEATURES YOU WILL LOVE: Located in the Nedlands Dress Circle and surrounded by established landscaped gardens, this fully renovated and extended bungalow oozes warmth and soul. Featuring formal and informal living areas, excellent separation of adult and children's zones, soaring ceilings and light filled interiors, this wonderful home is ready to welcome a new family into its fold. The fabulous open plan living area flows out to generous alfresco area, the perfect space for large cocktail parties or casual Sunday lunches with the family. There is plenty of lawn for children and pets to play, and the large swimming pool will keep the whole family entertained for hours.

THE LIFESTYLE YOU WILL LIVE: Morning walks to Melvista Park, the river foreshore or maybe a coffee at a local café. Everything you could possibly need is easily accessible, including local primary schools, Christchurch, MLC and UWA. Golf club, tennis courts and yacht clubs and a myriad of other sporting facilities are at your fingertips. With the fashionable Claremont Quarter and the city a short drive, you will be spoilt for choice for destinations.

THE DETAILS YOU WILL NEED: Council Rates: \$3,308.82 per annum
Water Rates: \$1,949.10 per annum
Land Area: 1012m²
Build Area: 434m² (inc alfresco, carport, balcony, porch & store)