

**95 Thomas Street, Nedlands, WA 6009**



**House For Sale**

Thursday, 18 April 2024

95 Thomas Street, Nedlands, WA 6009

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



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## FIRST TIME OFFERED

Nestled on a sprawling & elevated 1012sqm landholding, this charming 1930's home has been renovated & extended over its lifetime to now offer up to 7 bedroom & 4 separate living zone accommodation, whilst being superbly positioned just footsteps from Melvista Park, golf, tennis & croquet clubs, kinder garden & such easy access to UWA, the Swan River and more... A feature leadlight door, solid jarrah floorboards & soaring ceilings will greet you upon entrance, setting the tone for this residence's timeless elegance. The front formal lounge is the first of the living areas & is adjacent to the master ensuite. Just behind is a powder room and a versatile second bedroom, perfect for a nursery or home office. The hero of this uniquely spacious floorplan, is the vast open plan kitchen, dining & family zone that's flooded with natural light & garden vistas, creating an ideal space for shared fun family moments and lively conversations. Ascending the staircase reveals a haven for the younger family members – with their own upstairs living room preceding three large bedrooms, two of which enjoy the river and hinterland scenery. Cleverly tucked away at the rear & with its own separate entrance, is a self-contained, independent living quarters offering endless possibilities for teenagers, grandparents, travelling guests or even rental income. Encompassing its own living area, kitchen & laundrette, 2 bedrooms or 1 plus a study with easy access out to a lovely northwest-facing courtyard amidst a stunning selection of fruit and herb trees. Externally the expansive block offers more ample courtyard space laden with mango, olive, mulberry, kaffir lime & curry trees plus a single carport and a powered lock-up workshop. A second driveway leads to the self-contained rear quarters & has its own arbour that doubles as a carport for another vehicle. There is loads of additional driveway space for tandem parking of cars, caravans or boats. Embrace the most impressive of family lifestyles within Nedlands 'dress circle', just a few doors up from swinging your clubs at the Golf Club, a hit with your friends at Tennis Club and the sprawling community sporting fields that grace beautiful Melvista Park. Throw in the very close proximity to Perth's finest schooling & colleges, UWA, Swan River cafes & restaurants, medical facilities, shopping at Claremont Quarter and easy access to the CBD and you have a dream location to be forever proud of!