

96 BLENCOWE STREET, West Leederville, WA 6007



House For Sale

Thursday, 16 November 2023

96 BLENCOWE STREET, West Leederville, WA 6007

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 379 m2

Type: House

best offer above \$1,650,000

To enquire, please email or call 1300 815 051 and enter code 7646 First time on the open market in 45 years, this lovely, light and cool 1913 classical brick and iron house with jarrah floorboards sits on a small but full sized block in the last section of Blencowe St above the lake, with minimal through traffic. The original part has a classic, very functional layout, matched to an architect/owner brick extension to give a flexible floor plan offering either four bedrooms or three with two large separate living areas. The central hall leads to a rear air conditioned living/dining/kitchen area which opens on to a northern sun area and a large, paved rear area under an insulated modern patio and small garden area with a new garden shed from 2021. There is rear lane access. The kitchen was new in 2020 and is fully electric with induction cooktop. Bedrooms retain the original high ceilings and have ceiling fans. The central bathroom has separate bath, shower and toilet and there is a second toilet in the rear laundry within the main house extension. Gas has been disconnected and the house is all electric, generating more power than is used off a high quality 3kW solar PV system and Fronius inverter. A top of the range Sanden heat pump runs from the solar PV, providing essentially free hot water from the sun. The wide original verandahs and new patio areas are designed to minimise sun ingress and reduce the need for cooling. The house is impressively energy efficient. An off street parking area is currently being built at the front of the property to link directly with the verandah. This area will also facilitate future electric vehicle charging as running a new wall charging plug from the nearby switchboard is relatively simple. There is also verge parking for another two or three vehicles. The surrounding properties are all quality renovated houses with no overlooking issues. The street is quiet with virtually no through traffic, and has lovely peppermint street trees, so no Box tree leaves to be forever sweeping up. The house is in the catchment for West Leederville Primary and Bob Hawke Secondary schools, both a short walk away, as are Leederville station on the Joondalup line and West Leederville station on the Fremantle line. Access to the north, south and eastern freeways is the easiest in Perth. Floreat and City beaches are ten minutes by car. Galup (Lake Monger) recreation area is at the foot of the street. Three generations of a family have lived in and loved this house, progressively improving and adding features. This is a lovely family home with a special warmth reflecting that care. Please note: This property is currently being prepared for sale and will be available for private inspection by appointment from Wednesday December 13. To enquire, please email or call 1300 815 051 and enter code 7646