

96 Evandale Street, Floreat, WA 6014

House For Sale

Thursday, 11 April 2024



96 Evandale Street, Floreat, WA 6014

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 984 m2

Type: House



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OFFERS

Beyond a splendid leafy frontage in the heart of Floreat lies this charming 4 bedroom 2 bathroom family home with heaps of room for everybody to roam – especially outside, due to the epic proportions that the block itself has to offer. In fact, the backyard is where all of the action is – with lush green rear lawns complemented by a shimmering below-ground swimming pool, fabulous surrounding decking, covered verandas for sitting and relaxing under and a separate gazebo entertaining deck amidst the trees, boasting its own built-in kitchenette with some interesting extras. A large workshop shed at the bottom of the garden would be a delight for the home handyman, with benches and tool storage. Alternatively, it could easily become a gym, studio or teenager's retreat, depending on what your family's personal needs may be. Inside, a fully-tiled laundry has lots of storage and doubles as a functional second bathroom with a rain shower, powder vanity and wash trough. Gleaming wooden floorboards warm an airy casual-meals area that enjoys double-door access directly to the poolside and yard, whilst overlooking a sunken family room where the gorgeous character flooring continues. The central kitchen is the soul of the house and features a quality stainless-steel Miele dishwasher, a range hood, gas cooktop, separate oven, an appliance nook and generous extra storage. Double doors off the entry reveal an open-plan formal lounge and dining room that is reserved for those special occasions and adds another dimension to your personal living options. The larger master bedroom has a large freestanding robe, whilst the contemporary main family bathroom plays host to a bathtub, showerhead, toilet and vanity. Any one of the spare bedrooms, one of which has a wall of built in robes, can easily be converted into a study too, if you are that way inclined. This character haven is nestled within the sought-after Floreat Park Primary School and Shenton College catchment zones and lies just a matter of footsteps away from cafes, restaurants, the picturesque Perry Lakes Reserve, wonderful community sporting facilities, public transport, Floreat Forum Shopping Centre, Bold Park Aquatic Centre, Wembley Golf Course and more. With the bonus of pristine Western Australian beaches (including City Beach), Reabold Hill and the our vibrant and bustling Perth CBD also within arm's reach, there is a sublime sense of convenience attached to the enviable lifestyle you – and your loved ones – will live. Discover your family's story right here, from within these very walls! Other features include, but are not limited to:

- Entry verandah/portico
- High ceilings
- Timber floors
- Feature fireplace in the formal lounge room
- Solar-power panels
- Ducted and split-system air-conditioning
- Ceiling fans
- Decorative ceiling roses
- Feature ceiling cornices
- Skirting boards
- Manicured gardens
- Single lock-up garage
- Extra driveway and verge parking space
- Massive 984sqm (approx.) block
- Built in 1950 (approx.)

Points Of Interest:

- Floreat Forum (600m)
- Netball Stadium (1.2km)
- HBF Stadium (2.0km)
- Cambridge Cafe Strip (1.0km)
- Kirwan Street Coffee Shop (700m)
- Wembley Golf Course (2.9km)
- St John of God Hospital (3.0km)
- Perth CBD (6.1km)
- City Beach (4.8km)

Schools:

- Floreat Park Primary (1.3km)
- Shenton College (2.6km)

Contact Mathew St Guillaume for more details on 0400 049 099 Are you ready to #experience remarkable

ALL OFFERS PRESENTED 24th APRIL 2024 UNLESS SOLD PRIOR