

**96 Grant Street, Cottesloe, WA 6011**

**MINT**  
REAL ESTATE

**House For Sale**

Saturday, 11 November 2023

96 Grant Street, Cottesloe, WA 6011

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 685 m2**

**Type: House**



Candie Italiano

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## NEW TO MARKET

Home is a place for making precious family memories and this stunning 1925's character residence with its beautiful contemporary extension and huge backyard with pool, lawn and entertaining spaces will bring joy for years to come. It is the ultimate in family living with gorgeous gardens, expansive lush lawn and a north facing backyard. Ideally located on the beach side of Cottesloe and walking distance from Cottesloe's world-renowned beaches, schools and fabulous cafes, this is a rare opportunity to secure a dream family home. Situated on a huge 685sqm block and built over one level, the home's interiors are impressively well-proportioned with four spacious bedrooms serviced by a modern family bathroom and powder room. High ceilings, striking ornate plasterwork, picture rails, sash windows, fireplaces and beautiful jarrah floorboards speak to the soul of this special home. While the original rooms at the front pay respectful homage to the beauty and charm of period architecture, the spacious light-filled extension is a fabulous example of modern family living. Designed as an entertainer's haven, it's a celebration of scale and light and instantly captivating. The open plan kitchen, living and dining area is light-filled and inviting and of impressive proportions with glass doors that open wide to extend the outdoors inside, capturing cross breezes, light and a backyard brimming with activity. The well appointed kitchen is spacious and has a beautiful outlook over the garden and resort-style pool - which forms the centrepiece of the sprawling backyard. This area is complete with an outdoor shower allowing the whole family to rinse off from their swim after hitting the pool or the beach. There's also a fabulous stretch of lush lawn offering the kids and pets a safe play zone to run around in and enjoy the sunshine. This exceptional Cottesloe family residence offers a coastal lifestyle like no other. Summer is almost here so now is the time to start living the dream Cottesloe lifestyle. SPECIAL FEATURES: • Ornate ceilings • Feature lighting • Fireplaces in the lounge room and master bedroom • Outdoor shower • Salt water pool with solar heating system • Reverse cycle air-conditioning • Wrap around verandah • Double carport behind electric gates • Large awning off alfresco area • Fully reticulated gardens • Studio/music room off pool area • Large store room • Walking distance to the beach, river, sporting facilities, restaurants, local and private schools. Call Candie Italiano today for more information or to arrange a private inspection on: 0429 159 506 Rates & Local Information: Water Rates: \$1607.08 (2022/23) Town of Cottesloe Council Rates: \$2743.91 (2023/24) Zoning: R20 Heritage Listed: Cat/Level 3 Primary School Catchment: North Cottesloe Primary School Secondary School Catchment: Shenton College \*PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change.