

# 1 Kerr Street, West Leederville, WA 6007

## House For Sale

Sunday, 23 June 2024



1 Kerr Street, West Leederville, WA 6007

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 496 m2**

**Type: House**



Peter Robertson  
0427958929

## Offers Invited Mid \$1Mils

Tucked behind secure, monitored gates in one of this city's most prized inner city residential enclaves, this charming early 20th century cottage offers a multitude of opportunities for the savvy buyer. Boasting R80 zoning and set on a large, regularly shaped 496sqm block, this property will appeal to Developers looking for a prime site close to the West Leederville Train Station and Holyrood Park. Equally it will appeal to individuals, couples, or families looking for more space in this super popular suburb, with a charming character home set in a lush green garden with fruit trees, a lawn and space for your own chooks! For Developers, the proximity to the city and the strong population growth will be key drivers. For families knowing they are on an R80 zoned block that will underpin the value and capital growth in the years ahead, will also have real value and strong appeal. Enjoy Friday nights at the Leedy Bowls club at the end of the street, wander to Leederville institution "Hylin" for your morning coffee or enjoy a cocktail every night of the week at Besk, one of Perth's most popular, up and coming food and wine destinations - this is a community rich in diversity and sought after for its vibrant, family friendly atmosphere. Home to urban professionals, young families drawn to the area for its walkability and access to some of the city's top rating schools, colleges and day care centres, or those seeking to downsize to a life that is anything but suburban, this is a property that is sure to tick plenty of boxes for a diverse range of buyers. Constructed in 1916 and designed to stand the test of time, this 100-year-old character home bears all of the traditional hallmarks of the Federation era. Boasting soaring character ceilings with original cornices and picture rails, sash windows and original working fireplaces. This is a home with solid bones and timeless features that is 'move in ready'. Set on a 496sqm land parcel, it features a sprawling backyard framed by mature trees - An absolute rarity for this fast-growing inner-city precinct. The original cottage follows the traditional floor plan for homes of this era with three generously sized bedrooms off a central hallway with high, ornate ceilings, generous proportions and working fireplaces. The central hallway gives way to the main living area with original jarrah floorboards and the same high ceilings moving into a combined, open plan kitchen and living space full of old world, country style charm with timber framed doors and windows providing a leafy outlook to the lush garden oasis beyond. The country style kitchen has been modified and updated with timber benchtops, plenty of underbench cabinetry, a large electric stove with gas cook top and rangehood and original, wide timber floorboards underfoot. Part of the open plan kitchen, dining and entertaining space, it features a panel of timber framed windows with French doors opening out to a covered rear timber deck - the ideal location for quiet reflection beneath a canopy of Jacarandas and Lilly Pillies. The third bedroom could easily double as a home-based office or study for busy professionals and is consistently sized with the same generous proportions and character features. The rear bathroom continues the country cottage theme throughout with its rich slate floors, timber cabinetry and sunken bath and is linked to an indoor/outdoor renovated laundry. The sprawling gardens at the rear of the home provide a leafy oasis in this busy inner-city precinct and are a garden lovers' paradise. Full of mature fruit trees and dotted with Jacarandas and Lilly Pillies, it's a true fairy garden in the heart of the city with vegetable gardens, a powered garden shed and rear rainwater tank. Secure, off-street under cover parking for two cars is another rarity in this in demand precinct where space is at a premium. Surrounded by superbly renovated original homes and architecturally designed residences, this is an increasingly rare and unique property located within the West Leederville Primary School and Bob Hawke College catchment areas with both West Leederville and Leederville train stations just moments away. Well serviced by public transport and within the Free Cat bus zone, it offers easy access to freeways north and south, a range of community sporting facilities, some of the city's most exciting bars and restaurants as well as medical and hospital facilities, and the entertainment hubs of Oxford Street and Rokeby Road. We look forward to showing you through.

**Features**

- Charming original 1916 character cottage set on a spacious 496sqm block
- R80 Zoning with significant redevelopment potential
- Three large bedrooms with original, working fireplaces
- Open plan, country style kitchen and dining area
- Highly sought after West Leederville location within easy reach of Subiaco, the CBD, public transport and freeway entries
- Within the West Leederville Primary School and Bob Hawke College catchment zones
- Leafy rear garden with fruit trees, vegetable patch and powered shed
- Security gate with off-street covered parking for 2-3 cars
- Original high ceilings, ornate fireplaces, jarrah floorboards and sash windows
- Located between the Leederville and West Leederville train stations and within the Free Cat Bus Zone

**Location**

West Leederville Primary School 650m  
Perth Modern School 800m  
Bob Hawke College 700m  
West Leederville Train Station 250m  
Perth CBD 2.5km  
Lake Monger 1.7km  
St John of God Hospital 900m  
Rokeby Road Subiaco 2.4km  
Kings Park 2.9km

**Approx Rates**

Town of Cambridge: \$1,369.06  
Water: \$1,263.14