

**107 Alma Road, North Perth, WA 6006**

**House For Sale**

Saturday, 29 June 2024



107 Alma Road, North Perth, WA 6006

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Theo Kouroulis  
0411751377



Nik Zounis  
0418913456

**From \$1,695,000**

HOME OPEN SATURDAY 29TH OF JUNE - 11:00AM - 11:45AM Sitting proudly on a well located, 607sqm of prime land and zoned R40, this stunning example of a quality C1910 Federation North Perth property that offers endless options. The home has experienced some carefully curated upgrades, but the exquisite period details noted throughout this family residence is very much the central theme. A highly functional, well laid out residence with character dense features displaying a distinctiveness of a well-loved era where wide jarrah boards, lofty wood and decorative high ornate ceilings, delightful lead lights and striking fireplaces reigned supreme. The versatile floor plan can effortlessly adapt to the needs of those who reside here, currently configured as five bedrooms with two living areas, this combination could easily change to four bedrooms and three living areas. With a careful blend of form and function, the practical layout offers simple liveability with the five bedrooms well located throughout the home, an open plan split level living and dining area, a renovated kitchen offering an abundance of cupboard and bench space with room for an informal meals area, two sizeable bathrooms, great as they are or ripe for renovation and a huge classically styled formal lounge. The house itself enjoys a copious amount of a natural light and the added bonus of reverse cycle air conditioning. With the gorgeous city skyline as your backdrop your outlook is beautifully framed by the bright lights of our Perth metropolis. You are sure to spend many an evening enjoying the view with your friends and family and can also savour in the rare privilege of watching the sky show fireworks rain down from the privacy of your home. The ethos of the front and back yard is easy care and low maintenance, there is plenty of room for the kids or fur baby's to run around but you won't be a slave to weekend gardening. Other outdoor features include two front parking bays, one under cover, both behind the security of the front brick fence and gate. To the rear you will find a large shed, shady established trees and a small paved and covered patio area, which could be extended to create a fabulous alfresco entertaining area. This incredible piece of blue-chip property is well positioned to take advantage of the lifestyle that North Perth has become synonymous for. With so many local shops, cafes, restaurants and schools all within walking distance, convenient living has never looked so good. So.... If you are looking for a property that is ready to move into that will accommodate a growing family who enjoy their space in a convenient location with the future potential to extend and/or subdivide, then take this opportunity and create your own story in this treasured residence.

SCHOOLS NEARBY North Perth Primary School Aranmore Catholic College Mount Lawley Senior High School

TITLE PARTICULARS Lot 280 Plan 1237 Volume 1320 Folio 450 LAND AREA 607sqm OUTGOINGS Water Rates: \$1,218.17 PA Council Rates: \$1,652.98 PA