

13 Napier Street, Nedlands, WA, 6009



House For Sale

Saturday, 31 August 2024

13 Napier Street, Nedlands, WA, 6009

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Thomas Jefferson Wedge
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Think Big, Win Big!

Contact Thomas Jefferson Wedge (0416 657 300) for more information.

Think Big, Win Big!

Are you ready to discover your dream home and make your mark in one of the most sought-after suburbs in Perth? This spacious 696m2 canvas is calling all visionaries who can see the charm and potential ready to be uncovered. If you have a knack for transformation and a love for character, this is your golden ticket!

THE RESIDENCE

Step inside this four-bedroom family home, filled with classic charm - from the stunning leadlight windows to the original wood flooring and high ceilings that whisper stories of a bygone era. Imagine bringing back the shine to these Art Deco features while blending in your own modern touches.

The main lounge? It's not just large; it's huge. Perfect for hosting the best game nights, family gatherings, or just kicking back with a glass of wine. PLUS: There's a second family living room that connects the 2nd, 3rd and 4th bedrooms for excellent separation.

And the kitchen? It's the heart of the home, ready for a chic makeover that keeps the unique details intact.

OUTDOORS & MORE:

Think you can handle more? The garden is your canvas, too! With established trees and plants, it's already a green-thumb's dream-all it needs is your vision to create an alfresco oasis for kids, pets, or the ultimate summer BBQ. Or, if you prefer a fresh start, tear down and build the home of your dreams on this generous block with east-facing aspect.

THE LOCALE

Location? Unbeatable. North of Stirling Highway on a "not to big and not to small" lot of 696m2 that is zoned R15. Super convenient to Claremont Quarter and the beach; equally convenient to UWA, the Hospital Zone and even Perth CBD. Just a stone's throw from St Thomas Primary School. Walk to the Loch Street Train Station or the nearest bus stop for to several cafes for coffee or bread. You'll be in the heart of Nedlands, with all the buzz of Claremont just around the corner.

INVITATION TO EXPERIENCE

But don't let this opportunity slip through your fingers! Properties like this, with such potential and space, don't come around often. The clock is ticking, and this won't last long.

Act now and make this house the home you've always dreamed of!

WHAT'S INSIDE

Accommodation Features:

- 4 Bedrooms
- 2 Bathrooms
- Huge Lounge/Dining Room and 2nd Family Room
- Laundry
- High Ceilings
- Wood Floors
- Large Lounge/Dining Area
- Leadlight Windows

DATA TO DIGEST:

Lot: 696m2 (approx.)

Living: 146m2 (approx.)

Built circa 1933

Grab the keys to your future today!

Contact Thomas now to schedule your private tour before someone else snatches up this incredible opportunity.

COSTS TO CONSIDER

Rates & Local Information:

Water Rates: \$1,526.60 (2022/23) Approx.

City of Nedlands Council Rates: \$2,997.27 (2023/24) Approx.

Zoning: R15

Primary School Catchment: Freshwater Bay Primary School and Hollywood Primary School

Secondary School Catchments: Shenton College

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.