

**27 Egina Street, Mount Hawthorn, WA 6016**

ian hutchison

**House For Sale**

Sunday, 23 June 2024

27 Egina Street, Mount Hawthorn, WA 6016

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 491 m2**

**Type: House**



Steve Lally

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## OFFERS

Nestled on a tree-lined street at 27 Egina Street, Mount Hawthorn, Western Australia - this impeccably renovated character home epitomises timeless elegance and modern comfort. Proudly maintained by the same owner for three decades, the residence offers a rare blend of charm and contemporary amenities, making it a standout choice in this desirable and sought after suburb. This 3 x 2 home plus study area showcases the perfect marriage of original character features and tasteful renovations. From the front façade, with its double carport with loft above, perfect for storage and parking at front for an extra car bay. Behind the carport is the original garage which has been renovated and converted into a workshop / storage space or extra parking. A front reticulated well-established garden. The detailed interior finishes reflect meticulous attention to preserving its character while embracing modern living. As you step inside you will find a large bedroom at the front of the house with a walk-in robe. Making your way to the right of the entrance is the separate formal / informal dining room and further along is another bedroom serviced by a central bathroom with floor to ceiling tiles, spa bath with shower overhead, vanity and WC. The kitchen enjoys updated facilities such as a new Kleenmaid cooktop hardware and electric oven, as well as a Miele dishwasher. Quality granite bench top with breakfast bar and a glass splash back. As you make your way from the kitchen and sitting room you will find a bank of built in cupboards and drawers perfect for storage and a laundry tucked away behind closed doors. The expanse of the light filled living room has bifold doors which open up to the covered, elevated, decked area and looks out to the outdoor entertaining oasis below. Step down from the elevated decking area where you will find underneath behind a wooden door a large expanse of storage, perfect for pool toys etc. To then discover a captivating outdoor entertaining area with travertine flooring underfoot, a fire pit, ideal for gathering with family and friends under the stars. A carefully landscaped garden surrounds a saltwater pool, providing a serene retreat for relaxation and leisure. Tucked down the side of the house is an outdoor sink perfect for potting plants or scaling the catch of the day. Another surprise awaits underneath the house, another storage space which is currently also being used as a gym. Behind yet another door you will find a wine room / cellar. Upstairs is the master retreat with a sitting room / nursery / extra bedroom. The master bedroom is a sanctuary of privacy and tranquillity, featuring a walk-in wardrobe and an ensuite. A prime location, Mount Hawthorn is renowned for its community spirit, especially in this quiet street with wonderful neighbours and sense of community with celebrations such as Halloween and Christmas parties. Close proximity to essential amenities, including renowned schools, parks, cafes, and boutique shops. Residents enjoy easy access to nearby Leederville, Perth's CBD and nearby coastal attractions, ensuring a balanced lifestyle. 27 Egina Street includes its own green title, 491 sqm block and represents a rare opportunity to own a beautifully renovated character home with a rich history of ownership, enhanced by an inviting outdoor entertaining area with a fire pit and saltwater pool. Whether you seek a family sanctuary or an astute investment in Mount Hawthorn's thriving real estate market, this property offers a unique blend of charm, comfort, and potential. Council Rates: \$2,470.45 pa Water Rates: \$1,573.55 pa