

# 293B Bulwer Street, Perth, WA 6000



## House For Sale

Wednesday, 3 July 2024

293B Bulwer Street, Perth, WA 6000

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 245 m2**

**Type: House**



Chris Pham  
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## End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Tuesday 16th July at 5pm unless sold prior. This beautifully restored and extended 1940-built semi-detached home blends original Federation charm and modern-day contemporary comfort. Be immersed in the elegance of yester-year with the home's front housing the original sleeping quarters and stylish, renovated bathrooms, and indulge in modern luxury at the rear, with a seamless extension providing an impressive, open-plan concept for easy everyday living. The modern addition combines natural elements to achieve a contemporary-meets-industrial feel, featuring exposed painted brick, double-height gabled ceilings and oversized sash windows at every angle. The creative design has inspired a bold and beautiful, light-filled heart that is well-equipped for everyday enjoyment and effortless entertaining. The extension boasts a designer kitchen with striking black-gloss cabinetry and engineered stone island bench with sleek waterfall edges. High quality European appliances add to the kitchen's exclusive feel, with dual AEG stainless-steel ovens, a rangehood, and a 900mm cooktop. With an abundance of functional bench area and storage, including space for a wine fridge and built-in bar, it is perfectly appointed to meet the needs of the avid home chef and passionate entertainer. Wine and dine outside from summer through to winter, with three private courtyards that seamlessly connect with the home's living, and a sun-drenched front porch that enjoys the home's charming original façade. Each area has its own unique feature, from a built-in fireplace, rendered walls with rustic peeks of red brick, and mature trees and garden beds at the rear, with the original outhouse that has been converted into a functional garden storage space. It is a city retreat that provides an outdoor space for any mood, season and occasion. All three bedrooms showcase early century grandeur at its finest, with an ornate fireplace as the centrepiece of every room, original timber floorboards, and soaring ceilings featuring unique decorative trim detailing. All while providing unsurpassed comfort with generous proportions, custom built-in cabinetry, ducted reverse cycle air conditioning. Both bathrooms are sleek and modern, with black accents and floor-to-ceiling wall tiling. Located in the heart of 'old Perth', surrounded by Highgate, Northbridge, North Perth and Mount Lawley, this is an address that is perfectly positioned to enjoy a vibrant lifestyle of arts, food, and leisure with the ease of city convenience. Situated within the highly sought-after school catchment zones of Highgate Primary School and Mount Lawley Senior High School, and within walking distance to Perth's stunning Hyde Park, it's also a locale families will love. Features you will love:

- 3-bedroom, 2-bathroom 1940-built semi-detached home.
- 2 City of Vincent E Permits provided (to enable you to park on the street at all times).
- An original wrought iron gate and sun-drenched front porch with privacy fence.
- Soaring ceilings, decorative cornices, traditional skirting and ornate fireplaces to each bedroom.
- Noise reduction windows to the front of the home.
- The master bedroom features an ornate fireplace, double French doors leading to the front porch, built-in robe with functional in-built storage system, and a renovated ensuite with black feature tiles, glass shower screen, shower shelf and highlight window.
- The second and third bedrooms enjoy soaring ceilings with decorative trim detailing, ornate fireplaces, wrought iron feature bars to the front window, and built-in robes with cabinetry.
- The main bathroom and laundry are stylishly renovated with floor-to-ceiling wall tiles, a modern shadow line cornice, black accents and tapware with a bath & shower combination, and space for a washing machine and dryer.
- Climate controlled with ducted reverse cycle to the front of the property and a split system air conditioner servicing the living area.
- Unique gabled hallway to the living area with timber plank ceiling and access to two secluded, landscaped courtyards.
- The modern extension features an open plan living and kitchen space with soaring gabled ceiling, painted exposed brick, timber sash windows, decorative pot belly fireplace, gas bayonet and reverse cycle split system air conditioner.
- A modern kitchen with central island bench with an engineered waterfall stone benchtop, black gloss cabinetry and frosted glass overhead, Bosch stainless steel dishwasher, double sink with pull-out mixer, and dual AEG stainless steel ovens with a rangehood and oversize cooktop.
- For convenience, the double stainless steel Samsung fridge with water and ice dispenser is included in the sale.
- Instant gas hot water system.
- Two landscaped side courtyards with built-in fireplace featuring an industrial finish with painted render and peeks of exposed red brick.
- Rear courtyard with verandah, mature trees, raised limestone garden beds, original outhouse now used as a garden shed, and providing great connectivity to the kitchen and living space.
- Council Rates - \$1609.45 per annum.
- Water Rates - \$1072.43 per annum.
- Within Highgate Primary School and Mount Lawley Senior High School catchment areas.

To learn more about this unique Perth character, contact Chris Pham on 0448 777 511 or at [chris.pham@belleproperty.com](mailto:chris.pham@belleproperty.com).