

36 Napier St, Nedlands, WA, 6009



House For Sale

Friday, 16 August 2024

36 Napier St, Nedlands, WA, 6009

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bev Heymans
0893868255

Future Family Memories Begin Here

Offers Closing 10th September (unless sold prior)

Enviably positioned within a tightly held family precinct, this circa 1937-character home has been lovingly renovated and extended to create a unique and sanctuary-inspired home where personality, comfort and the luxury of space unite.

Nestled amongst heritage homes, lifestyle lovers will enjoy the central location with proximity to excellent schools, hospitals, the University of Western Australia, vibrant restaurants and shopping, parks, transport, Kings Park and the buzzing Hampden Road coffee and restaurant strip is just around the corner.

Features

- Formal living room
- Open plan family living and kitchen
- Kitchen has Caesarstone benchtops, Miele oven, steamer and dishwasher, Schweigen rangehood and Bosch gas cooktop.
- Semi open plan dining
- Large master bedroom
- Three additional bedrooms
- Two bathrooms
- Cedar lined covered alfresco with blinds, built in BBQ, sink, wine fridge, fridge/freezer, fan and infrared heater. This is a wonderful haven to enjoy whilst watching the children swim.
- Large shed
- Ducted reverse cycle air conditioning
- Heated Maytronics Ozone swim mineral pool with customised pool cover. The pool has 6 spa jets and small child friendly steps. Surrounded by Travertine paving.
- Reticulation
- 22 Solar Panels
- Attic with ladder access
- Below ground wine cellar
- Jarrah floorboards
- Leadlight windows and front door
- Stunning ceilings and cornicing
- Silk curtains
- Feature wallpaper
- Heated towel rails in main bathroom

Council Rates: \$3,493.46 p/a approx.

Water Rates: \$1,849.86 p/a approx.

*Please note that while best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. The owners reserve the right to sell the property prior to the closing date.