

**42 Collins Street, Kensington, WA 6151**

**House For Sale**

Sunday, 23 June 2024

**Jones  
Ballard**

42 Collins Street, Kensington, WA 6151

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 503 m2**

**Type: House**



Nik Jones

0894741533

## NEW TO MARKET

Proudly positioned on the corner of two of Kensington's most coveted tree-lined streets, this magnificent home exemplifies refined living. Thoughtful design and timeless craftsmanship by one of Perth's renowned custom builders create a stylish and elegant, yet unpretentious residence, offering warmth and comfort seldom found in modern homes. The beautiful main living zone, with double-height, timber-lined ceilings, flows seamlessly to a light-filled central dining room. This area opens through a wall of bi-fold doors to a superb outdoor entertaining space, forming the heart of the home and the ideal place to gather with family and friends. A separate front lounge provides a more formal living option or a quiet fire-side space to enjoy a fine wine, while the home theatre offers the perfect escape for relaxing and enjoying a great movie. The upper level is dedicated to accommodation and work zones, with the master suite and guest or kids' wing separated by a large central study or additional living space, linked by a gallery with a delightful aspect to the soaring roofline and travertine-surrounded fireplace of the living area below. Ideally positioned in a lush garden setting on a 503sqm corner block, with appealing, classic facades to both streets befitting its prime location, this exceptional home is a Kensington landmark and the perfect place to call home.

- Beautifully built two-storey home, crafted by Don Russell Homes, circa 2002
- Bespoke finishes throughout, including timber-lined ceilings and stone-inset gas fires
- Entertainers' kitchen with extensive storage, central island, and premium appliances
- Formal and casual living and entertaining areas, stunning high ceilings
- Timber flooring, quality carpets, and extensive custom-built cabinetry
- Purpose-fitted home theatre room with entertainment system, projector, and screen
- Large master suite with a spacious ensuite and fitted walk-in wardrobe
- Guest/children's wing with two large bedrooms and a family bathroom
- Undercover outdoor entertaining area with gas barbeque and drinks fridges
- Ducted reverse cycle air conditioning, excellent security
- Solar panel system, three fresh rainwater tanks, FTTP NBN connection
- Large double garage, plus additional secure parking for a boat or caravan
- Set on a 503sqm block amongst manicured gardens, reticulated from a bore

If you have been hunting high and low for the perfect place to call home, then your search may finally be over. Our last few similar listings have sold within days of hitting the market, so be sure to be amongst the first to view this week. For further information, including guidance on pricing, please call Nik Jones or for the fastest, most detailed response please send an email enquiry directly from this website (Preferably no SMS enquiries, please).

**THE DETAILS:** Local Authority: City of South Perth Council Rates: \$3,361.51 per annum Water Rates: \$1,692.95 per annum Land Size: 503sqm Built Area: 325sqm (approx.) Zoning: R15 Disclaimer: Whilst every care has been taken in preparing this advertisement and all information is provided in good faith, neither the agent nor the seller accept responsibility for any errors, omissions, or mis-descriptions. Prospective buyers should make their own independent enquiries to their full satisfaction in relation to the property prior to submitting an offer.