

46 Chelmsford Road, Mount Lawley, WA 6050



House For Sale

Friday, 12 July 2024

46 Chelmsford Road, Mount Lawley, WA 6050

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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Offers Invited

Welcome to 46 Chelmsford Road, Mount Lawley! Exuding timeless charm and sophistication, this beautifully presented circa-1930s solid brick family residence has been tastefully renovated to blend functionality with contemporary style. Timeless elegant details maintain the traditional charm of the Federation home, while thoughtful upgrades such as the family room extension effortlessly cater to modern family requirements. With generous proportions, superbly zoned floorplan and low maintenance ease, this is a rare opportunity for discerning buyers seeking a premium family lifestyle. Nestled on a generous 450sqm block, this beautiful property promises a lifestyle of comfort and convenience in a desirable Mount Lawley location, close to the vibrant Beaufort Street precinct, schools, and only a short walk from the gorgeous Hyde Park. Step through the stunning stained-glass entry and be captivated by the spacious interior, where high ornate ceilings, gleaming Jarrah floorboards and an abundance of natural light create a warm and inviting atmosphere. With a wide central hallway adorned with unique arch mouldings, opulent ceiling roses and stained-glass features, this property delivers a classic layout with expansive interiors and a seamless flow to the sun-filled open plan living area. An inviting modern kitchen is adorned with a chic timber and white palette, stone benchtops, and stainless-steel appliances, catering to culinary enthusiasts and entertainers alike. The spacious living area is graced with a wealth of windows that expand the width of the room, allowing the backyard views and natural light to beacon through. The two French doors open out onto a delightful outdoor timber decking, surrounding the base of a mature Norfolk Pine and capturing the full day of sunlight – an impressive backyard bound for endless hours of entertainment and relaxation. Accommodation is abundant with three well-appointed bedrooms designed for privacy and comfort. The generously sized master bedroom features a full width built-in robe, magnificent ceiling rose, sash windows and a private ensuite. The other two double-sized bedrooms boast generous proportions and feature ornamental fireplaces, ornate ceilings and ample natural light. The heritage styled main bathroom is complete with modern finishes, a large shower and separate bathtub. An additional smaller bedroom serves ideally as a private study or children's playroom, enhancing the possibilities of everyday living. Completing this impressive offering is a full internal laundry, separate WC for guests, attic storage space, alarm system, single lock-up garage or workshop to the rear, and an additional open parking space to the front of the home. FEATURES: • Block size 450sqm • Gorgeous front porch overlooking the manicured front garden with well-established lemon tree • Picturesque street-front home in a quiet street • Polished Jarrah floorboards, high ceilings and feature lighting throughout • King-sized master bedroom with expansive built in robe and private ensuite • Two spacious guest bedrooms with ornamental fireplaces • Light-filled living space that seamlessly flows out into the beautiful courtyard • Modern bathroom includes bathtub, separate shower, and vanity • Contemporary kitchen features granite benchtops, LED lighting and integrated appliances • Low maintenance gardens with outdoor deck, pergola, established trees, and storage space • Ducted evaporative air conditioning and gas heating • Rear laneway access, secure workshop or single garage for small vehicle • Separate study or additional single bedroom • Ample storage solutions Rates (approx.): Water Rates: \$1,750 p/a Council Rates: \$2,800 p/a Don't miss out on this fantastic opportunity to secure your dream home in a highly sought-after location. Contact us today to arrange a private inspection and start your next chapter in style. 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.