

# 60 The Avenue, Nedlands, WA 6009

## House For Sale

Wednesday, 19 June 2024



60 The Avenue, Nedlands, WA 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 990 m2**

**Type: House**



Peter Robertson  
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## From High \$3Mils

Just metres to the Esplanade and playing fields nestled along the Swan River foreshore, this immaculately presented, low maintenance single level home blends classic finishes and timeless design with an unbeatable location. The ultimate downsizer, without downsizing more than you want, and without compromise. Leave the long commutes behind and enjoy the ultimate convenience of having everything you need just minutes from your doorstep, Broadway and Waratah Avenue shopping precincts, the medical facilities of Sir Charles Gardiner and Hollywood hospitals, the City and Kings Park. Set on an expansive 1007sqm corner block with dual access from both The Avenue and Bessel Avenue, this home is both private and secure with access via monitored gates on both sides opening into a secure mesh screened vestibule separating indoors from out. Featuring three large bedrooms and two huge living spaces, both with north facing floor to ceiling windows, the rooms are all generously proportioned with high recessed ceilings, neutral finishes and premium features throughout. The secure gated entrance off Bessel Avenue gives way to an elegant entry foyer with timber framed skylight that sets the tone for the rest of the home. Peaceful and inviting with elegant lines and proportions, this is a home with a strong attention to detail throughout and investment in quality finishes that are designed to stand the test of time. Two of the three bedrooms are located at the front of the house and share an adjoining second bathroom. Both king sized, with direct access out to a leafy private front courtyard, the option is there for either of them to be used as a study or sizeable home office, guest suite or as an option for older children seeking some separation from the rest of the home. The foyer then opens to the right into a wide central hallway with two large sets of internal sliding doors opening into a stunning formal living and dining space. Framed by floor to ceiling glass on the north-east side, opening onto the central sheltered courtyard. This is a sophisticated haven for entertaining and is designed to embrace the beauty of Perth's ample natural sunlight. Two sets of expansive floor-to-ceiling aluminium bifold doors open onto this impeccably landscaped private courtyard with bespoke lighting, limestone paving and a covered terrace for year round entertaining. Private and welcoming, it's the perfect space to enjoy a morning coffee or to unwind with a cool glass of wine at the end of the day and enjoy the peaceful surrounds. An impeccably renovated kitchen with the same fastidious attention to detail and design features crisp white soft touch cabinetry and Q Stone benchtops throughout with east facing windows framing the manicured terraced gardens beyond. Whether you're catering for a party of 20 or cooking for the family, you'll enjoy easy entertaining with the Smeg Double oven, integrated dishwasher, induction cooktop and rangehood and an adjoining service scullery for easy preparation and additional storage and capacity. There is an easy interaction between the kitchen and informal living area making it a natural hub for family entertaining. Boasting the same generous proportions and elegant lines with high recessed ceilings and floor to ceiling frameless glass windows, it adjoins the kitchen and overlooks the private courtyard and gardens beyond. The huge master bedroom and ensuite is a secluded oasis with its own covered private terrace has one whole wing of the home to itself. Generously sized with neutral carpets and high ceilings, it boasts walk in robes and a renovated master ensuite with timber cabinetry, consistently styled white Q Stone benchtops, frameless glass shower and heated towel rails. The laundry boasts ample storage and direct access out to the courtyard and service area. The well executed floor plan, with the high ceilings and timeless design is complemented by a wealth of storage both inside and out. The two car garage features roller door and separate access off The Avenue with two additional large storage spaces. As elegant as it is practical, this welcoming large single level home features ducted reverse cycle air conditioning, ceiling fans and double-glazed windows throughout. The exceptional location of this property cannot be overstated. Enjoy the ease of a short stroll to meet friends for lunch at Steve's award-winning wine store and restaurant, UWA is just a short walk away with the beautiful Nedlands foreshore and its many walks and dog parks just seconds from your doorstep. This is the perfect downsizer, without down sizing. "Move in ready" with nothing to do, contact me now to register your interest early. Peter Robertson on 0427 958 929

**Features**

- Immaculate single level residence set on a spacious 1007sqm block
- High ceilings with an abundance of natural light
- Three king sized bedrooms including master suite with ensuite and private terrace
- Large double garage with additional storage capacity
- Two huge living spaces with floor to ceiling windows overlooking outdoor terrace
- Private, sunny, courtyard outdoor living space with limestone terracing and bespoke lighting
- Private and secure with vestibule entry and dual access to The Avenue and Bessel Avenue
- Marble tiled floors and double-glazed windows
- Renovated kitchen with Q Stone benchtops, Smeg appliances and adjoining scullery
- Reticulated gardens with powered garden shed, vegetable garden and outdoor W.C
- Ducted valet vacuum system throughout
- Solar storage hot water system

Outstanding location minutes to the Esplanade, Steve's, Broadway, and Waratah Village

Approx Rates Council Rates: \$3,675.86 PA Water Rates: \$2,250.91 PA