

**63 Second Avenue, Mount Lawley, WA, 6050**



**Sold House**

Thursday, 22 August 2024

63 Second Avenue, Mount Lawley, WA, 6050

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## A classy character

This fully renovated character home in the heart of Mt Lawley is a class act. Built in the 1930s, this stunning three-bedroom, two-bathroom home has only had two owners in 90 years. That alone should give you some idea of the charm of this property, and combined with an extensive renovation and extension designed by award-winning architect Andrew Macliver (of A&A Macliver Architecture and Interior Design), resistance is useless.

The extension seamlessly incorporates open-plan living and dining, a gourmet kitchen, a study nook, laundry and a powder room complimenting the original character, while catering to modern family living for many decades to come.

Restored jarrah floorboards, high decorative ceilings, elegant free-standing baths, skirting boards, fireplaces and Fienza tapware retain the allure of a bygone era. Miele and Asco appliances, smart ducted reverse-cycle air-conditioning, solar panels and keyless entry are just a few of the high-end updates.

Entertaining is an absolute joy in the private alfresco area beneath the patio, which flows into the interior open-plan living area. The primary bedroom also features a terrace, while the front porch overlooks the fully enclosed front garden and the street from where you can admire your affluent neighbours' homes.

Many move to this suburb to be within walking distance of the exclusive Perth College, plus you are only a stroll from 2nd Avenue IGA, Mt Lawley Primary School and Beaufort Street's thriving dining and shopping strip - just think of all those cafes, bars and boutiques to explore. It's only a stroll to the Mt Lawley train station having you in the city in moments and you're a short distance from the Mt Lawley Senior High School, Swan River, Mount Lawley Golf Club and Edith Cowan University.

Character homes restored to this standard rarely stay on the market for long, especially in such highly sought-after locations. Occupying a 541sqm green title block, don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

Property features:

- 2023 renovation and extension of 1930s character home by A&A Macliver Architecture and Interior Design
- Three large bedrooms with electric blinds
- Home office/activity room, separate from main residence
- Primary bedroom with a fireplace, built-in robes, an ensuite with a fireplace and a private terrace
- Two bathrooms with free-standing bathtubs, double standalone Carrara marble top vanities, walk-in showers and Fienza tapware
- High-end kitchen with a picture window, large island with a double quartz sink and stone waterfall benchtop with seating, 900mm Miele stove/oven/rangehood & Asco dishwasher
- Open-plan living and dining with a wall-mounted fireplace, raked ceilings with highest point of 4.4m, dormer windows and bifold doors to the rear garden
- Separate laundry with storage and a powder room
- 3.4m high decorative ceilings with picture rails, cornices and ceiling roses in original part of residence
- Skirting boards and waistcoat panelling in the hallway
- Traditional look Tradco light switches and dimmers
- Original restored jarrah floorboards
- Smart ducted reverse-cycle air-conditioning & heating
- Solar panels
- Keyless entry and CCTV system
- Alfresco dining on a low-maintenance 50sqm deck
- Landscaped, reticulated and fenced gardens with a shed
- Secure carport

- 541sqm green title block
- Potential 4th bedroom

Location highlights:

- 110m to 2nd Avenue IGA
- 400m to Mt Lawley Primary School
- 500m to Perth College
- 1km to the Beaufort Street dining and shopping strip
- 1.1km to the Mt Lawley Train Station
- 1.2km to Mt Lawley Senior High School
- 1.6km to Edith Cowan University Mt Lawley campus
- 2km to the Swan River
- 2.1km to the Mt Lawley Golf Club
- 3.1km to Perth's CBD

Council rates: \$1,666.96 PA

Water rates: \$1,431.22 PA