

# 64 Alma Road, Mount Lawley, WA 6050



## House For Sale

Sunday, 23 June 2024

64 Alma Road, Mount Lawley, WA 6050

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 253 m2**

**Type: House**



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## End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Tuesday 2nd July at 5pm unless sold prior. Step into the charm of yesteryear blended seamlessly with modern sophistication in this stunningly renovated, 1905's weatherboard home. With a thoughtful second storey addition and high-end renovation complete in 2006, this home is ready to grace the next century in unparalleled style and comfort. The façade featuring an original wrought iron gate and cosy hooded verandah, complimented with a contemporary touch of batten fencing and new Jarrah decking - the charming and original allure from the street sets the stage for the high-end finish found throughout. Through the stained-glass front door, you're greeted with gleaming Jarrah floorboards, soaring decorative ceilings, and ornate fireplaces, encapsulating the classic architectural style of its time. All living is situated on the ground floor, with the original floor-plan thoughtfully utilised to offer a separate front lounge room, a dedicated study, and a formal dining room. The state-of-the-art, open-plan kitchen and living space is where the home seamlessly meets modern luxury. The kitchen is one worthy of a Michelin Star chef, grand in stature with a Corian waterfall island bench, white cabinetry, an expansive walk-in pantry and top of the range Smeg appliances, including dual 900mm ovens, an induction cooktop plus a built-in microwave and coffee machine. Bi-fold doors expand the width of the room allowing the outdoors in and open to a spectacular backyard bound for endless hours of entertainment and relaxation. The Jarrah decking makes for a highly useable, easy-care space and is fully equipped for the avid entertainer with an integrated kitchenette and BBQ. A smart lighting plan illuminates the meticulously landscaped garden and mature trees, creating a tranquil haven to be enjoyed long into the evening. The upstairs extension is where natural light and timeless style converge with 3 beautifully finished bedrooms and 2 designer bathrooms offering the epitome of modern comfort. The bathrooms are finished with a neutral blend of travertine stone flooring and crisp white cabinetry which will undoubtedly stand the test of time, while louvre windows and a sleek shadow line cornice trace each room boasting a stylish and clean finish. The master bedroom serves as a private sanctuary, exemplifying luxury with its elegant wallpaper, ethereal sheer curtains, and an expansive ensuite that features an oversized shower and a standalone bath, all crafted to provide a calming retreat from the everyday. Located on a picturesque tree-lined street, this home is just a short walk from the serene Hyde Park and the vibrant scenes of Beaufort Street and North Perth's food and wine precinct. It's also spoilt for choice with highly sought-after local school options including North Perth Primary and Mount Lawley Senior High School. Features you will love: ☑ Quality Jarrah floorboards throughout. ☑ Formal front lounge with ornamental fireplace and split system air conditioning. ☑ Formal dining room, original metal wood-fire stove, grand chandelier and a door to provide side access to the front and back yards. ☑ Louvre windows throughout to optimise and invite natural airflow and light. ☑ Separate study with plantation shutters and an abundance of built-in storage. ☑ Renovated laundry with travertine tiles, Corian benchtop, soft-close cabinetry, beautifully finished W/C and built-in linen cupboard with safe. ☑ Stunning kitchen and living with bi-fold doors to the rear deck and an abundance of built-in storage. ☑ Quality stainless steel Smeg appliances, including built-in microwave and coffee machine, dual 900mm ovens, induction cooktop and sleek hidden rangehood and a Bosch dishwasher. ☑ The impressive waterfall island bench is Corian and features an undermounted sink and feature pendant lighting. ☑ Spectacular backyard with Jarrah decking and downlights, ground lights and tree feature lights, cement steps, built-in Smeg BBQ (which can be plumbed), rangehood and sink. ☑ Upstairs has been extended to include a modern shadow line cornice, 3 spacious bedrooms and 2 beautiful bathrooms. ☑ The master ensuite offers a sizeable walk-in robe, bench seat overlooking the picturesque backyard, feature wallpaper, sheer curtains, large bathroom and shower with a double vanity and standalone bath. ☑ The second and third bedrooms are beautifully finished with built-in robes and drawers, ceiling fan and luxe blackout curtains. ☑ The bathroom boasts travertine flooring, Corian benchtop, seamless glass shower, floor-to-ceiling louvre windows and tiles and an in-wall concealed cistern. ☑ Featuring modern intelligence throughout including a greywater system, smart wiring and solar. ☑ Ducted reverse cycle air conditioning throughout with selectable zoning. ☑ Hidden outdoor storage to the side of the house plus large walk-in storage inside and built-in loft storage to master. ☑ Security front door and fully equipped security alarm system. ☑ Street Parking with 3 E Permits from City of Vincent. ☑ Block Size - 253m<sup>2</sup> ☑ Council Rates: \$2875.84pa ☑ Water Rates: \$1802.01pa Discover the charm and sophistication of this unique property for yourself. Contact Chris Pham on 0448 777 511 or at [chris.pham@belleproperty.com](mailto:chris.pham@belleproperty.com) for more information.