

104 Williams Rd, Nedlands, WA, 6009



Duplex Semi-detached For Sale

Monday, 28 October 2024

104 Williams Rd, Nedlands, WA, 6009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Duplex Semi-detached



Thomas Jefferson Wedge
0865585888

Pre-War Cottage!

AUCTION ON SITE SAT 16TH NOV AT 10AM
(UNLESS SOLD PRIOR)

Contact Thomas Jefferson Wedge (0416 657 300) to register and for more information

You're about to discover an opportunity so unique, it may be a while before it comes again soon. This north-facing, 1927-built bungalow is more than just a home-it's a piece of history, packed with pre-war features that will leave you speechless. If you've been waiting for that perfect blend of character, charm, and the irreplaceable craftsmanship of a bygone era, this is it.

HERE'S WHAT YOU'RE GOING TO LOVE:

Imagine stepping into a home with stunning original wooden floorboards that have withstood the test of time, perfectly complementing the soaring ceilings that invite light to dance through every room. North-facing windows bathe the central living spaces with golden warmth all day, making it a sanctuary you'll never want to leave. The spacious layout flows effortlessly into a spacious, "goldilocks" back yard; not too big, not too small but just right-ideal for your evening glass of wine while basking in the last moments of a lovely day.

Built in 1927, this quaint duplex cottage has lovingly retained much of its original charm, but here's where it gets exciting: this is your canvas. Add your own personal touch to this already incredible home and create something truly one-of-a-kind. Not to mention, a wide and long driveway down the north side of the lot that leads to a separate rear garage workshop that provides limitless options for the future-guest quarters, a home office, or even an artist's retreat.

THE LOCATION? UNBEATABLE.

Nestled on the western side of Hampden Road, in one of the most desirable neighborhoods, this location is as good as it gets. You're steps away from Hampden Road's lively café strip and a short stroll to the iconic Kings Park, UWA, Hollywood and SCG hospitals. Grab a coffee from your favorite local spot in the morning, take a scenic walk through Kings Park in the afternoon, and cap off the day with twilight cinemas at Sommerville. Life doesn't get more luxurious than this.

EXCLUSIVITY YOU WON'T FIND AGAIN.

This home sits in the highly sought-after Hollywood Primary and Shenton College catchments-an added layer of desirability that ensures demand will always outstrip supply. Whether you're a family looking for your forever home or a savvy buyer seeking to invest in a property that will only increase in value, this is the one you can't afford to miss.

But you need to act fast. Opportunities like this don't wait. If you're ready to claim a home where every feature tells a story, from its north-facing brilliance to its pre-war architecture, now is the time. In this location, with these features, and in this market, it won't last.

DATA TO DIGEST:

SURVEY-STRATA TITLE LOT

- Land Area: 353m²

- Build Area: 146m²

Rates & Local Information:

Water Rates: \$1,150.26 (2023/24)

City of Nedlands Council Rates: TBA(2024/25)

Zoning: R160

Primary School Catchment: Hollywood Primary School

Secondary School Catchments: Shenton College

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.