

# 1 Lesser Street, West Leederville, WA 6007

THE AGENCY

## House For Sale

Wednesday, 15 January 2025

1 Lesser Street, West Leederville, WA 6007

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Area: 261 m2

Type: House



Daren Schneider  
0417941479

## End Date Sale

**TIMELESS CHARM MEETS MODERN FUNCTIONALITY**  
**MUCH LOVED FAMILY HOME FOR OVER 40 YEARS**  
**HIGH WALK SCORE / WALK TO EVERYTHING**  
**THE AGENCY | COUNTDOWN**  
Absolutely all offers presented by 5pm  
Wednesday, January 29. Seller reserves the right to sell prior. **WILL BE SOLD.** Discover a truly unique offering in the heart of West Leederville – a beautifully cherished 1911 built two-storey character home that has been lovingly maintained and thoughtfully extended and renovated by the same family for over four decades. Boasting 5 bedrooms and 3 bathrooms, this magnificent residence combines timeless charm with modern functionality. Set in a highly sought-after street, it offers the perfect balance of historic elegance and contemporary comfort in one of the suburb's most convenient locations. Original period features including high ceilings, ornate detailing, and polished jarrah floors. Multiple living zones spread over two levels, perfect for growing families or entertaining guests. The heart of the home is the expansive open-plan kitchen with a floating island bench, induction cooktop, and an abundance of storage and bench space, designed with both practicality and style in mind. The kitchen flows seamlessly into dining, lounge, and patio spaces, making it a hub for daily life. Sensitive extensions blend perfectly with the home's original architecture, ensuring every inch is both functional and beautiful. Picture yourself unwinding on the charming veranda with its classic bullnose roof, feature stained glass windows, stunning tuck-pointed brickwork, and surrounded by the timeless appeal of a white picket fence. This is the perfect spot to sip your morning coffee, or evening drink, as you watch the world go by in one of the most desirable and convenient streets in the area. **WHAT ABOUT THE LOCATION** ..... Nestled in an enviable position, this property has a **HIGH WALK SCORE** of 81 out of 100 and offers unparalleled convenience and access to everything you need, right at your doorstep. Just a few houses away from the highly sought-after West Leederville Primary School, and within the catchment for Bob Hawke College, this location ensures your family has access to some of Perth's best educational institutions. The West Leederville Shopping Centre is practically on your doorstep, making everyday shopping effortless. A short stroll will take you to Piccolo's Corner, Slow Daze Coffee, Mary Street Bakery, Hylin Café, The Coffee/Wine Thief, Butters, and more! With renowned spots like Besk and The Exchange Bar nearby, you'll have some of Perth's best dining and entertainment options at your fingertips. Whether it's your morning coffee, a delicious brunch, or an evening out, West Leederville has it all. Enjoy the beauty and tranquillity of Lake Monger, located just a few minutes drive ..... perfect for walking, jogging, or relaxing with family and friends. You will be spoilt for choice with easy access to public transport for a trip to the CBD, Optus Stadium, or a dip in the ocean at Cottesloe or City Beach. This is a rare opportunity to secure a home in such a coveted position, offering the perfect blend of convenience, lifestyle, and access to top-tier amenities. The lifestyle on offer here is hard to beat. This is more than just a house; it's a home that has been the backdrop to decades of cherished family memories. Now, it's ready to welcome your family. **Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller 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.