

**103 Samson St, White Gum Valley, WA, 6162**

**Sold House**

Friday, 22 November 2024

**RayWhite**

103 Samson St, White Gum Valley, WA, 6162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **SOLD - by Simone Glover**

Uniquely offered for sale is a charming, modernised 1950's character cottage, nestled on a surprisingly spacious 323sqm street front allotment. Set in a tranquil setting with this lovely tree-lined street, this beautiful home is made up of a charming blend of classic elegance and modern comfort.

This versatile north facing residence offers endless possibilities as a flexible 3 bedroom 2 bathroom abode, which could easily be transformed into a 4 bed 2 bath house, if you desired. From the front white picket fence, the pleasant street frontage offers a comfortable sized front yard with enough grass for the children to run around on, while surrounded by low maintenance landscaping, fruit trees & an ornamental grape vine (which is stunning in spring)

Wander up the stairs to the timber lined veranda & entry deck which really is the perfect place to sit, relax and quietly contemplate life, without a worry in the world.

Step inside and be captivated by the timeless features that showcase the home's stunning historical features, including soaring high ceilings, ornate ceilings, decorative cornices & a feature fireplace. This property oozes comfort and coziness with multiple living and entertaining spaces to be enjoyed by a versatile family.

The open plan living and dining area has been modified to create space in a stunning setting with a r/c a/conditioning unit & gas fire place. Positioned alongside the centralized immaculate kitchen, with ample cupboard space, near new appliances including Bosch dishwasher and a Neff electric fan forced oven and an existing hot plate with rangehood.

Both bathrooms have been recently stylishly renovated with a clever designed laundry thinking of every possible detail one could desire in an ultimate stunning manner. Ample cupboard & storage space for your convenience has been implemented.

The three bedrooms are positioned at the front of the house, two with plenty of north facing windows, pouring in the natural sunshine in wintertime. The back activity room is a versatile space that is currently used as a toy room and separate study, or could be converted to a fourth bedroom to cater for extended family or guests.

Lush local parklands - including the pristine Booyeembarra Park - can be found just minutes from your front door, along with the Royal Fremantle Golf Club. The likes of bus stops and White Gum Valley Primary School are also only walking distance away, with shopping, other excellent schools, cafes, restaurants and the heart of Fremantle all so very easily accessible.

This home is one to treasure and is a must see to appreciate.

3 bed 2 bath 1 car 323sqm

### Features:

North facing aspect

Modernised executive bathrooms and laundry with built in cabinetry

New front timber decking with built in umbrella, near new white picket fencing and landscaping

Spacious immaculate kitchen with ample cupboard space

Multiple living spaces, with a versatile floor plan

Soaring high ornate ceilings and decorative cornices

Freshly painted inside

Solid wooden flooring, ripe to polish

Plenty of storage options inside the property and underneath

Split-system air-conditioning

Gas-bayonet heating

Ample fruit trees including blood orange, mandarin, lemon, passionfruit  
Two tranquil courtyards  
Near new plantation shutters to windows  
Security doors and screens  
Two toilets  
No strata fee's, self managed

Council Rates: \$1913.83 per annum (Approx.) 2023-2024  
Water Rates: \$1,108.43 per annum (Approx.) 2023-2024

Finer details  
Lot 1 on Survey-Strata Plan 67795 - Vol 2827 / Fol 582

Please call dgre Exclusive Selling Agents Simone Glover on 0417 977 525 for further details or to view inside.

PLEASE NOTE while every effort has been made to ensure the given information, photos and floor plan is correct at the time of listing, this information is provided for reference only and is subject to change.