

11A Lake Monger Dr, West Leederville, WA, 6007



House For Sale

Thursday, 28 November 2024

11A Lake Monger Dr, West Leederville, WA, 6007

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Californian dreamer between the city and the sea

END DATE SALE - ALL OFFERS to be presented by Tuesday 17th December 2024 at 5pm unless sold prior.

A quaint circa-1930s Californian Bungalow on one of Perth's most idyllic lakeside streets. Situated on a dedicated slip lane for both accessibility and privacy, the classic abode offers the proportions and character of a traditional family home, with the ease of an immaculate, easy-care block. Designed for effortless entertaining and located within walking distance to the vibrant heart of Leederville and West Leederville, as well as easy access to all ends of Perth via public transport and the freeway, it offers a lifestyle of ultimate connectivity to work, recreation, and leisure.

The home features the hallmark characteristics of the much-loved Californian Bungalow, blending brick and stucco plaster, leadlight windows, and traditional columns below a low-pitched gabled roof. The classic architectural details have been meticulously preserved, featuring soaring ceilings, intricate decorative mouldings, picture rails, and beautifully polished Jarrah floorboards. Designed with a central kitchen at its heart, the floorplan seamlessly connects to the spacious living area and an expansive entertaining space, making it ideal for families and avid entertainers who value connection and comfort.

The kitchen's timeless timber frame seamlessly complements the home's enduring charm. Conveniently adjacent to the dining room, it provides a spacious and versatile layout offering endless potential. Whether you choose to embrace its current character or transform it to suit your personal style and needs, it is perfectly positioned to adapt to your lifestyle while enhancing the overall functionality of the home.

The expansive living room and seamless connection to the outdoor alfresco make this home a rare find for downsizers or families seeking a low-maintenance lifestyle without compromising on space. A pitched ceiling and full-width glazing amplify the sense of openness, while double French doors lead to a timber-decked alfresco area. With its soaring timber-lined roof, skylight, downlights, ceiling fan, and café blinds, this versatile space is thoughtfully designed to function as a multi-purpose retreat for year-round relaxation and entertaining.

Experience a lifestyle that perfectly balances city convenience and natural serenity, with Lake Monger quite literally at your doorstep. Begin your day with a brisk lakeside walk, coffee in hand, and enjoy the ease of a seamless commute with quick access to the CBD, Leederville, West Leederville, and Subiaco. Immerse yourself in some of Perth's finest dining and hospitality, with a vibrant selection of nearby neighbourhood hubs to explore. And access sought-after education options, including West Leederville Primary School and Bob Hawke College.

Features include:

- A 4-bedroom, 2-bathroom lock-and-leave home on a 362sqm block with gated remote-control entry.
- Space to securely park two cars within the property.
- A large, private front yard with serene lake views, and a spacious, protected verandah.
- The bedrooms have been modernised with neutral carpets, white Venetian blinds and sheer curtains, providing a contemporary finish to the timeless canvas.
- Bedroom one includes farmhouse-style timber built-in robes, ceiling fans and leadlight windows with ornate ceilings.
- The second bedroom features a gas fireplace, ceiling fan and leadlight windows with ornate ceilings.
- Family bathroom has been upgraded with a vanity and bowl basin, glass shower, and toilet.
- The classic timber kitchen is equipped with quality appliances, including a 600mm stainless steel Westinghouse oven and 4-burner Smeg gas cooktop.
- Positioned at the heart of the home, the kitchen is drenched in natural light from an overhead skylight and offers unlimited potential for enhancement.
- The open-plan living area connects seamlessly to the kitchen and outdoor spaces, featuring a pitched ceiling design and full-width glazing.
- Double timber doors lead to an oversized alfresco area with a pitched timber-lined ceiling, downlights, a skylight, a Jarrah deck, and café blinds that enclose the space for year-round use.

- The combined laundry and second bathroom includes a bath-shower combination, toilet, vanity, and ample storage.
- A separate office/ fourth bedroom with a pitched ceiling and split system air conditioning.
- Low-maintenance, reticulated gardens off the mains
- An external powered lock-up storeroom.
- Ducted evaporative air conditioning throughout, with reverse cycle split system air conditioning in the office and living spaces.
- Located within the sought-after West Leederville Primary School and Bob Hawke College catchment areas.

For more information, contact Chris Pham on 0448 777 511 or at chris.pham@belleproperty.com