

**13 Old Jacaranda Way, Subiaco, WA, 6008**

**House For Sale**

Monday, 28 October 2024



13 Old Jacaranda Way, Subiaco, WA, 6008

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Style, Space and Sophistication!

Nestled under the enchanting canopy of stunning jacarandas on a quiet street, this superb 3 bedroom, 2.5 bathroom + study tri-level residence in central Subiaco offers a perfect blend of natural beauty and modern elegance. With exquisite views through the treetops and on the doorstep of Mere Lake in Subiaco Common, this home is an absolute must view and sure to impress.

Imagine waking up to vibrant bursts of purple in the spring, as your serene surroundings create a gorgeous picture-perfect setting. With its timeless charm and thoughtfully-designed living spaces, this special home invites you to experience a lifestyle of comfort and sophistication, where every detail has been crafted to complement the breathtaking environment at hand.

Downstairs, a large formal dining room off the entry is graced by stylish light fittings and leads directly into an open-plan family, casual-meals and kitchen area - with its own pendant lights, a cozy gas fireplace and two sets of attractive double French doors that seamlessly extend entertaining out to a central courtyard with a calming water feature. The functional kitchen itself plays host to a breakfast bar for quick bites, tiled splashbacks, a double-door walk-in pantry, a stainless-steel range hood, a Smeg gas cooktop, an AEG under-bench oven and an Asko dishwasher.

Also on the ground level are a powder room, an under-stair storeroom and a laundry off the kitchen - where another French door reveals under-bench storage cupboards, a walk-in linen press and internal shopper's entry via a remote-controlled double lock-up garage, complete with power points, two built-in work benches, storage and a courtyard access door. The fact that vehicles can access the garage via the privacy of Greenwood Lane at the rear of the property is an added bonus.

On the first floor, a versatile sitting area - or second lounge - can be whatever you want it to be, with double doors flowing into a massive king-sized master-bedroom suite that features a generous walk-in wardrobe, a striking dome ceiling recess, a fully-tiled ensuite bathroom (with a bubbling corner spa bath, a showerhead, a separate shower, a vanity, under-bench storage, heat lamps and a separate toilet) and access out on to a spacious patio terrace with a spiral staircase down to the courtyard, on top of a lovely north-facing aspect and a west-facing outlook to enjoy those magical evening sunsets.

Both the second bedroom and a larger third bedroom have built-in double robes - with the latter also providing double-French-door access out on to a splendid front balcony that captures all of the morning sunshine and birdsong and showcases beautiful views through the soaring jacarandas. A linen press, separate third toilet and a contemporary main bathroom - with a shower, vanity and skylight - complete the upstairs features.

On the top floor, what is essentially a spacious loft (with scope to convert into a fourth bedroom) doubles as a flexible study/work-from home office area or kids retreat with a cathedral-style ceiling, lots more morning sunlight filtering through and further views of the jacarandas outside giving the feeling of being amongst the treetops. It's the ideal escape, away from the stresses of daily life.

Discover the allure of this blooming sanctuary in sought-after "Subi Centro", just footsteps away from picturesque Mere Lake, playgrounds for the kids and lush green local parklands. An array of cafes, restaurants, bars, entertainment and shopping at Subiaco Square are all nearby, as is a dog park where locals regularly catch up. Lords Recreation Centre, Subiaco Train Station, Jolimont Primary School, Subiaco Primary School, Bob Hawke College, Perth Modern School, Shenton College and other outstanding educational - and even medical - facilities.

This exceptional property is in an idyllic location also close to Kings Park, a short drive from both the ocean and the city, and within walking distance of all of the action along Cambridge Street. It's pure bliss, beneath the trees!

Other features include, but are not limited to:

- ☒ Double security-door entrance
- ☒ Wooden floorboards
- ☒ Ducted air-conditioning
- Ducted vacuum cleaning
- ☒ Security-alarm system
- ☒ Feature ceiling cornices
- ☒ Feature skirting boards
- ☒ Instantaneous gas hot-water system
- ☒ Easy-care 202sqm (approx.) block - opposite designated street-parking bays for your guests and visitors to utilise
- ☒ Built in 1999 (approx.)

ALL OFFERS PRESENTED ON TUES, 5TH NOVEMBER 4:00PM (Unless Sold Prior)

The seller reserves the right to accept an offer prior to the closing date without notice.

Disclaimer: This information is provided for general information purposes and reference only. It is based on information provided by the Seller and may be subject to change and/or further enquiry. No warranty or representation is made as to its accuracy and interested parties should make their own independent enquiries.