

**16 Burwood St, Nedlands, WA, 6009**



**House For Sale**

Friday, 15 November 2024

16 Burwood St, Nedlands, WA, 6009

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## UNCOMPROMISING FAMILY LUXURY

A world of pure modern elegance and quality awaits you and your loved ones from within the walls of this exquisite 5 bedroom 3 bathroom two-storey Nedlands residence, tranquilly set on a sprawling 1,115sqm (approx.) block that offers so much space for cherished memories to be made.

This one is more than just a home - it's a lifestyle, oozing with class and carefully crafted with the finest finishes throughout. Every corner of this grand property reflects style and sophistication, from its expansive living areas to the beautifully-landscaped outdoors.

Two generous backyard-lawn areas frame a shimmering below-ground resort-style swimming pool, complemented by a striking waterfall feature, a bubbling outdoor spa and lots of room to laze around it, under the summer sun. A stunning Ecowood entertaining deck with a shade umbrella and a gas bayonet for barbecues overlooks it all, inclusive of a delightful rear garden beyond a gorgeous white picket fence - adorned with a private sitting courtyard, rosemary bushes and exotic citrus, apple, olive and apricot trees, neighboured by passionfruit and a lovely grapevine pergola.

Inside, a wide tiled entry foyer makes an instant statement with its views out to a serene Koi pond and its flowing feature rock waterfall. A spacious and tiled fifth bedroom-come-home office down here has fitted built-in double wardrobes and can be whatever you want it to be, looking out to the front garden. It also neighbours a cloak/storage cupboard and a fully-tiled third or "guest" bathroom with a walk-in shower, stone vanity and toilet.

Double timber doors reveal a huge carpeted theatre room with a vista of the yard, whilst the impeccably-tiled open-plan family, dining and renovated-kitchen area is also massive in its proportions and boasts a gas fireplace with an attractive stone feature wall, bi-fold doors (with fly-screens) to access the deck and garden with, sparkling stone bench tops, double sinks, soft-closing drawers, a breakfast bar, excellent Electrolux dishwasher, range-hood, induction-cooktop and pyrolytic double-oven appliances and a connecting scullery with its own sleek stone counter tops, a computer/study nook. The adjacent laundry continues the theme and includes a stone bench top, large stone sink, ample storage and external access for drying.

Upstairs, a wooden gate at the top of the staircase comes in handy when kids and pets are at play, whilst a tiled retreat area enjoys a pleasant north-facing aspect, looking down to the pool and backyard. Double timber doors off here lead into an enormous carpeted king-sized master retreat with its own northern outlook, a fitted walk-in robe, extra storage space and a sumptuous ensuite - featuring mirrored cabinetry, a walk-in shower, a heated towel rack, heat lamps, a separate toilet, twin "his and hers" stone-vanity basins and under-bench storage.

The other spare upper-level bedrooms are all carpeted, with a spacious second bedroom comprising of a fitted built-in double robe and views to the pond downstairs. The third bedroom has a fitted double built-in robe and double-door access to a covered front balcony with sweeping treetop views.

The fourth bedroom has its own fitted built-in double robe and general leafy vista to savour. A linen press, separate toilet and well-appointed main family bathroom - complete with a walk-in shower, separate bathtub, heat lamps, heated towel rack and a floating vanity - finalises the picture.

Nestled in a leafy, whisper-quiet setting amidst chirping local birdlife and just a few streets away from the idyllic splendour of Kings Park, this dream family haven is enviably located within easy walking distance of various medical facilities, picturesque parks and lakes, local primary schools, the lively Shenton Park Village (with its mix of lovely outdoor cafes and specialty retail shops) and public transport, also finding itself situated mere minutes from the vibrant heart of Subiaco, the Perth CBD, top private schools, Elizabeth Quay along the riverfront and the University of Western Australia.

This luxurious abode on more than a quarter-of-an-acre truly has it all, offering an unparalleled blend of space and substance that's ready to welcome you home!

## KEY FEATURES:

- 5 bedrooms
- 3 bathrooms
- 3 living areas
- Renovated kitchen and laundry spaces
- Massive upstairs master suite
- Ecowood outdoor-entertaining deck
- Freshwater solar-heated swimming pool and gas-heated spa
- Expansive backyard with lawn, fruit trees and more
- Remote-controlled double lock-up garage with an internal shopper's entry door

## OTHER FEATURES INCLUDE:

- Entry deck - with a wide feature wooden pivot door
- Soaring high ceilings
- Freshly painted
- New carpets
- Quality Aneeta windows - headlining the master suite and 5th bedroom/office
- Solar-power panels (with a quality Fronius 5kw inverter)
- Ducted and zoned reverse-cycle air-conditioning
- New security-alarm system
- Extra-height doors
- Shadow-line ceiling cornices
- New feature LED down lights - with dimmers
- External power points
- Outdoor lighting
- Solar and gas boosted hot water
- Fully reticulated
- Shaded and leafy garden pathways
- Solar-power street-lamp-style outdoor lighting to the rear fruit/herb garden
- Quality travertine exterior and poolside pavers
- Corner timber garden shed
- Lush green lawns
- Low-maintenance gardens
- Double side-gate access to the backyard
- Ample driveway parking space
- Massive 1,115sqm (approx.) block
- Generous 24.38-metre (approx.) frontage
- Built in 2009 (approx.)

## LOCATION FEATURES (all distance are approximate):

- 270m walk to Highview Park
- 700m walk to Hollywood Primary School
- 550m walk to Sir Charles Gairdner Hospital
- 1.2km to Shenton Park Train Station
- 1km to Kings Park
- 1.5km to Shenton College

- 1.8km to the University of Western Australia
- 5.8km to Elizabeth Quay
- 6.2km to Perth CBD

Council Rates: \$4612.46 pa approx

Water Rates: \$2,884.32 pa approx