

20 Weld Street, Nedlands, WA, 6009



House For Sale

Sunday, 3 November 2024

20 Weld Street, Nedlands, WA, 6009

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Classic Charm Nestled in a Garden Wonderland

An oasis of calm awaits you in this charming art deco classic home, situated in a quintessentially leafy, quiet Nedlands street. Greet friendly neighbours on your regular morning walk to Carrington dog park and playground, grab a croissant and latte from Common Bakery and enjoy the lush lawn, hedges and colourful native species of your front yard from the curved art deco front porch.

Entering the sunny yellow front door with beautiful leadlights, you'll find a classy formal lounge with a natural gas fireplace and built-in shelving, leading through original double frosted glass doors to a spacious open dining area featuring wide white timber shutters. The central kitchen with beautiful Tasmanian oak cabinetry, handy breakfast bar and black granite composite benchtops, is lit by a skylight and looks across to the large extended living room with an open fireplace, built-in wall cabinets and adjacent study space. North-facing timber sash windows let the light stream in, while French doors open invitingly to the verdant green sanctuary of the backyard.

Enjoy summer gatherings on the deck, relax in the covered entertaining area, or indulge your friends with a leisurely lunch beneath the shade of the trees. Wander the pathways past garden beds planted with a myriad of species in this green haven: magnolia, fig, mandarin, olive, frangipani, apple, pear, camphor laurel and Chinese tallow. Delight in the number of bird species that are frequent visitors. Grow your own veggies in the raised veggie patch, and enjoy the good life as the lucky owner of this relaxing retreat.

The private main bedroom at the rear of the home also boasts a green outlook, plus plenty of storage in the walk-through double robe. The renovated ensuite features a lovely tiled mosaic wall, walk-in frameless shower with recessed shelf, and a floating vanity. Two spacious minor bedrooms have ceiling fans and white timber shutters, while the family bathroom enjoys a larger-than-average bath. Finally, a well-designed laundry includes ample storage, direct access to the outdoor drying court, a built-in ironing board cupboard plus an adjacent powder room.

The fantastic location is the icing on the cake for this well-loved western suburbs gem. Stroll to cafes and bakeries on Carrington Street, walk to restaurants, the chemist and the renowned Taylor Road IGA on Stirling Highway, or pop down to Claremont Quarter for some serious retail therapy. A 9 minute drive will take you to stunning Swanbourne beach for an early morning swim.

Currently zoned R15, this property offers a unique value: it cannot be subdivided, preserving the expansive 787sqm block for single-family use. For buyers seeking space and privacy, this zoning keeps you away from the higher-density areas closer to Stirling Highway, where blocks are often zoned R60, R160, and higher. Here, you'll enjoy a more spacious, family-friendly setting that retains the character of the neighbourhood. With the option to add value through thoughtful renovations, this property is perfect for those wanting to create a lasting family home in a peaceful area.

Don't miss this brilliant opportunity to secure a gorgeous classic home on Nedlands leafiest and friendliest street - call Pat & Larry today!

Features:

- 7.6A solar panels plus lithium battery
- High ceilings throughout
- 2 separate living areas
- Quality Tasmanian oak kitchen, Miele oven
- 2 split system reverse cycle air conditioners
- 2 fireplaces
- Original ornate plaster details and archways
- Jarrah floorboards
- Multiple outdoor spaces to enjoy at different times of day
- North-facing deck

- Quirky details like the red original Apple Mac letterbox
- Covered carport
- 2 garden sheds
- Underground power to the street

Nearby:

- 130m Carrington Park: playground (aka 'Steamroller Park'), fenced dog area and basketball court
- 270m Common Bakery, Poppet's Pantry, Petra Olive Oil Farm Shop
- 350m Karrakatta Cemetery, leading to Hollywood Reserve - both fantastic for wildflowers and dog walking
- 600m Taylor Road IGA (24hrs) and the Wine Box
- 400m Chelsea Pizza, Marumo Japanese, Nando's and Chez Pierre - all at the end of Weld Street
- 1.8km Hampden Road shopping precinct
- 2km Claremont Quarter and Bay View Terrace shopping and lifestyle destination (David Jones, Coles, Farmer Jack's, many restaurants, bars and fashion retailers)
- 2.4km University of Western Australia (4 min drive or 6 min by bus)
- 2.6km QEII Medical Centre

Closest Schools:

- 1.6km Hollywood Primary School catchment - 3 min drive
- 1km St Thomas Primary School (private Catholic school) - 3 min drive
- 2.2km Christ Church Grammar School (private Anglican day school for boys ELC - year 12 & boarding years 7-12) - 5 min drive, 14 min by bike
- 2.5km Methodist Ladies' College (private Uniting Church day school for girls ELC - year 12 and boarding years 6-12) - 5 min drive, 14 min by bike
- 3km Shenton College catchment - 5 min drive, 10 min bike
- A private school bus picks kids up every school day at 07:43 and drops them home at 16:10 from Carrington St Park to St Hilda's via Scotch College

Closest Transport:

- 400m Transperth Bus Stop 10373 (Stirling Hwy before Weld St) 995 bus to Perth CBD via UWA, 17 mins
- 950m Loch Street Train Station, trains to Fremantle (18 min) and Perth CBD (14min)

Rental appraisal: \$1,300-\$1,400 per week

Council Rates: Approx \$2,352 per annum

Water Rates: Approx \$1,477 per annum

Disclaimer:

The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.