

**26 Waroonga Rd, Nedlands, WA, 6009**



**House For Sale**

Monday, 28 October 2024

26 Waroonga Rd, Nedlands, WA, 6009

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**

## Timeless Character & Contemporary Sophistication

A magnificent example of a character residence with timeless features merged into contemporary spaces that have undergone major upgrades. With a recently renovated extension creating a contemporary space and providing the perfect balance of sophistication, character, luxury and lifestyle. The result is an exceptional home.

A spacious and stylish two storey five to six bedroom home on 923 sqm's with multiple living zones. Perfectly located within the highly sought "College Park" precinct, just moments from Claremont's cafes, shopping and transport hub, local primary school, private schools and the Swan River, the location is undeniably one of Nedlands' finest.

With a wonderful street appeal, the entrance to this property is gorgeous and includes wide veranda's, soaring ceilings, large decorative rooms, stunning period features and polished floorboards that flow beautifully to a stunning open plan kitchen/dining/living room filled with natural light through large timber sliding doors and velux skylights. A recently updated kitchen with the latest tapware, cabinetry and appliances including a dual fuel range Kitchener cooker and island breakfast bench centered under stunning pendants.

Magnificent outlook through floor to ceiling sliding doors across the entertaining deck with featured velux skylights to a large north facing heated pool, sauna, gorgeous gardens and separate studio Cottage. The verdant gardens are a very special part of the property including enough area for significant entertaining, cricket games and spectacular mature trees both front and rear.

Significant space for growing families, including bedrooms and living zones on both levels, luxurious master suite with a marble bathroom and a large light filled dressing room with ample built in cabinetry. Upstairs includes thoughtful inclusions that enhance this home with double glazed bedroom windows and ample storage throughout.

With a modern extension this immaculate property is the epitome of Nedland's living.

Features include;

- Modern extension and updated kitchen
- Landscaped gardens
- Full reticulation with bore
- Heated saltwater pool
- Double garage
- Attic storage
- Laundry
- Self-contained Cottage
- Sauna
- Airconditioning throughout
- Filtered mains water system
- Velux Skylights
- Freestanding wood fireplace

Rates (approx.)

Water Corp: \$2,536.38

Council: \$4,586.25

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.