

32 Bruce Street, Leederville, WA, 6007

House For Sale

Wednesday, 20 November 2024

32 Bruce Street, Leederville, WA, 6007

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Ingrid Bradshaw

It's a show stopper

Offers closing by 4pm on Thursday 28th November 2024 (The seller reserves the right to sell prior to closing date)

It will feel like a holiday all year round in this inspiring character home skillfully transformed where original character melds effortlessly into powerful contemporary spaces showcasing generous proportions. There is glorious natural light and inspired architectural acumen, which is perfectly in harmony with the demands of modern life with a playful sense of wonder watched over by Sally, the leafy sea dragon wall art. This outstanding home is supremely family focused with space for everyone to come together or have space to relax in privacy. With open plan spaces dedicated to relaxed living and easy entertaining, embrace everything your resort style outdoors has to offer. Drinks at the bar, an easy BBQ dinner, lounging on the sundeck, kids playing in the pool or on the lawn, or relaxing in the spa. Impeccably appointed delivering luxury living without compromise in an enviable 'walk to everywhere' lifestyle location.

THE HOME

4 bedroom

2 bathroom

Kitchen / dining

Living

Laundry

2 wc

Built approximately 1910 with a 2015 renovation / extension

FEATURES

Magnificent, spectacularly extended and renovated c1910 home in a supremely convenient yet quiet corner of Leederville

Picturesque street appeal with traditional white picket fence, lovely classic weatherboard façade with white window trim, gable, wide verandah with decorative timber

Coloured leadlight and timber front door with decorative side and top panels

Polished jarrah floors, high ceilings, ornate ceiling roses, decorative cornices, original fireplaces

Traditional hallway with rooms opening either side

Generous queen size bedroom with original fireplace and tiled hearth, picture rail, ornate ceiling rose, ceiling fan, decorative cornice, split system reverse cycle air conditioning

Large queen size bedroom with floor to ceiling built in robes, ornate ceiling rose, ceiling fan, picture rail, decorative cornice, split system reverse cycle air conditioning, plantation shutters,

Spacious bedroom/home office with built in robe, tall sash window, fireplace, with tiled hearth, ceiling fan, split system reverse cycle air conditioning

Modern bright and airy family bathroom with full height tiling, single vanity, enclosed bath with shower, frameless shower screen, wc

Magnificent, sundrenched open plan living with soaring, double height void, beautiful polished concrete floors, wall of bifold doors opening to paved terrace, split system reverse cycle air conditioning, beautiful greenery throughout

Huge light filled open plan dining area to seat 10+ with adjacent café style bifold windows opening to the outdoor bar area, split system reverse cycle air conditioning

Sleek, streamlined modern kitchen with black counters, ivory shaker style cabinetry, subway tiled splashback, SMEG freestanding cooker and 5 burner gas cooktop, SMEG integrated rangehood, SMEG dishwasher, butlers sink

Large walk in butler's pantry with open shelving, counters, plenty of storage space

Practical laundry with concealed washer and fryer, tall storage cupboard, laundry trough, open shelving

Steel and timber floating staircase

Upper level gallery/library with custom bookcases/display cabinetry, skylights, tall windows, gorgeously vibrant wall art of Sally, the leafy sea dragon

Fabulously expansive, sundrenched main suite with soaring ceilings, large, fitted walk in robe, Juliet balcony overlooking beautiful rear gardens and pool, ceiling fan, split system reverse cycle air conditioning

Modern, oversized en-suite with floating double vanity, large double rainfall walk in shower (no glass to clean!) and wc
Attic storage

OUTSIDE FEATURES

Beautiful, landscaped front gardens with manicured hedging, white picket fencing, brick paved path
Rear gardens with concrete inground pool and automatic swimming pool cover, travertine pool surround, decorative metal screen feature
Timber sunbathing deck and elevated timber deck to ends of pool
Large spa
Lush, tropical planted borders to pool
Custom woodburning BBQ/outdoor fireplace
Low maintenance artificial turf
Pergola with fragrant trailing jasmine
Separate drying area
Fully reticulated gardens

PARKING

Two spaces behind an automatic gate
3 street visitor e-permits

LOCATION

There's simply nowhere better! Right in the heart of Leederville, tucked away in a quieter spot between Richmond and Bourke St and just moments from Leederville Tennis Club, Britannia Reserve (dog park!) and Brentham Reserves, and just around the corner from The ReStore. And at the end of the road, you don't have to venture far to all the local favourites – Pappagallo's, Kitsch Bar, Mr Focaccia, Café L.A, and Daph's. Head a little further south on Oxford St and you're right in centre of everything – bars, cafes, pubs, restaurants, the movies, boutique shopping or hop on a train into the city for another whole range of entertainment, dining and drinking options. Alternatively, head north to Mt Hawthorn to discover another world of choice. Take a walk around Lake Monger, work out at Loftus Rec Centre or enjoy a swim at Beatty Park. Public transport is a breeze, and you're super close to both freeway entries and the bike path directly into the City (leave the car at home!). Perfectly placed to indulge in everything this magnificent locale has to offer! Walk score 82/100 – Super walkable!

TITLE DETAILS

Lot 39 on Plan 982
Volume 2129 Folio 623

LAND AREA

430 sq. metres

ZONING

R60

ESTIMATED RENTAL RETURN

\$1,300 - \$1,500 per week

OUTGOINGS

City of Vincent: \$3,149.01 / annum 24/25
Water Corporation: \$1,844.76 / annum 23/24

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details

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