

**32 Kanimbla Rd, Nedlands, WA, 6009**



## House For Sale

Wednesday, 20 November 2024

32 Kanimbla Rd, Nedlands, WA, 6009

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



John Hunter

## Perfect Family Home

OFFERS TO BE PRESENTED ON OR BEFORE 5PM MONDAY THE 9TH DEC. The Seller reserves the right to sell prior.

Situated in a tightly held, coveted pocket of Nedlands, an enchanting, beautifully renovated and extended c1920's character residence located close to the medical precincts at SCGH, Kings Park, Broadway Village, Shenton Park Village and just minutes into Subiaco, CBD, UWA and excellent local public and private schools.

Set in mature landscaped gardens behind whitewashed fencing, the charming double gabled façade with crisp white trim and classic wide verandah gives way into a long central hallway with rooms opening either side. Long sightlines through the home offer a glimpse into lovely family living areas and outdoor entertaining beyond. Interiors are a captivating meld of old and new with soaring ornate plasterwork ceilings, warm jarrah underfoot, hallway arches and original fireplaces resting easily alongside modern, yet sympathetically extended, open plan spaces across the rear.

The front of the home hosts a blissful main bedroom with spacious walk-in robe and modern ensuite. There are 3 additional large, bright and airy bedrooms, family bathroom and a sizeable dining room with space to seat 8 or more people.

Heavenly open plan family spaces span the rear - the modern, well-appointed kitchen features stone counters, white shaker cabinetry, two Miele ovens, gas cooktop, dishwasher, large pantry and pretty views over rear gardens. Sundrenched family living is generous, and wraparound window seating offering expansive views over the lawn and pool.

Head outside to the elevated covered entertaining area - invite a crowd, crank up the pizza oven and settle in to dine alfresco, relax on the lounge and keep an eye on the kids in the pool. There's a convenient bathroom in the adjacent laundry - perfect for guests in the garden or for showering after a swim. Gorgeous jasmine grows across the boundary walls and around the laundry/garage, scenting the air with its lovely fragrance.

32 Kanimbla St. There's so much to love about this fantastic family home. Fabulously versatile, relaxed, comfortable, welcoming and supremely easy to live in with gorgeous character charm and perfectly designed to more than meet the demands of modern life.

### Features:

Captivating, beautifully renovated and extended 1920's character residence residing in lovely cottage gardens

High ceilings, jarrah floors, hallway arches, original fireplaces

Generous main bedroom with walk in robe

Modern ensuite with walk in shower, vanity, bidet, wc

Large bedroom with ornate plasterwork ceiling, French doors to enclosed front garden, fireplace, split system reverse cycle a/c

Spacious bedroom with fireplace, built in robes

Family bathroom with vanity, shower over bath, wc

4th bedroom

Substantial, well-appointed kitchen with white shaker cabinetry, stone counters, gas cooktop, Miele wall oven, Miele underbench oven, dishwasher, walk in pantry area

Open plan living with gas fireplace, window seating, French doors to alfresco

Alfresco terrace with lounge and dining areas

Pizza oven

Solar panels

Practical laundry with space for washer and dryer, access to attic storage

Bathroom with shower and wc

Single secure garage accessed from ROW

Plus additional car space within property premises

Reticulation throughout  
Ducted air conditioning  
Split system reverse cycle a/c