

39 Bulimba Road, Nedlands, WA, 6009



House For Sale

Tuesday, 26 November 2024

39 Bulimba Road, Nedlands, WA, 6009

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Type: House



Thomas Jefferson Wedge

Renovated. Ready. WOW.

Step inside this stunning 1940s California bungalow and discover the epitome of the Western Australian lifestyle. Perfectly positioned south of Stirling Highway near College Park and Dalkeith, this five-bedroom, two-bathroom masterpiece is more than just a house-it's a lifestyle upgrade.

From its charming character facade to sleek, modern renovations, this home is packed with features that tick every box for Nedlands buyers.

Space, Style, and Versatility

- Sitting proudly on a spacious 923m² block, this property boasts gorgeous green lawns at the front and back, perfect for kids, pets, and weekend cricket games.
- The backyard is not just spacious but practical, offering rear access with room to securely store a boat, camper, or extra vehicles-additional space is always a welcomed feature.

The Heart of the Home

- A brand-new kitchen that screams "host the dinner party!" with state-of-the-art finishes and impeccable design.
- Two large family living areas provide the space you need to relax, connect, and entertain.

Outdoor Living-Redefined

- A stunning, brand-new pavilion overlooking a heated swimming pool and spa. This isn't just a backyard; it's your private oasis for those warm Perth summers and cozy winter nights.
- A chemical-free "naked system" pool upgrade ensures your family swims in clean, natural water.
- The spa, less than 6 months old, adds an extra touch of indulgence.

Tech-Savvy and Secure

- Stay in control with the Daikin ducted reverse-cycle air conditioning, featuring Airtouch touchscreen technology and app-based zone control. Comfort is at your fingertips!
- Eufy security cameras at the carport and front door let you monitor your property remotely, listen, speak, and even set off an alarm with a tap of your phone.

Big-Ticket Upgrades-DONE FOR YOU

- A new main electrical board and sub-board for the pavilion.
- The roof? Cleaned, re-pointed, and painted for years of worry-free living.
- New gutters and downpipes ensure you're ready for all seasons.
- Fully reticulated front and back lawns, so your garden stays lush with minimal effort.

Easily accessible to all of the best Western Suburbs private schools as well:

- Christ Church Grammar School (Claremont)
- Methodist Ladies' College (MLC) (Claremont)
- St Hilda's Anglican School for Girls (Mosman Park)
- Presbyterian Ladies' College (PLC) (Peppermint Grove)
- Iona Presentation College (Mosman Park)
- John XXIII College (Mount Claremont)
- Perth Modern (Subiaco)
- Scotch College (Swanbourne)

What's Walkable?

College Park - 2 min.

The Bay Road Pantry - 7 min.

Taylor IGA - 8 min.

Elixir Café -11 min.

Captain Stirling Pharmacy -11 min.

Claremont Jetty / The River - 20 min.

Closest Bus Stop: Princess Road @ Bostock: - 5 min.

Why Wait?

This property is definitely one to jump on! With the charm of yesteryear, modern conveniences, and a sizeable 923m² block south of Stirling Highway (but not in a development zone!) offering space and flexibility, this property is ready for you to move in and enjoy from Day One.

Call Thomas now to arrange your private viewing because it's beginning to look A LOT like Christmas!

Rates & Local Information:

Water Rates: \$1437.96 (2023/24)

City of Nedlands Council Rates: \$2244.26 (2024/25)

Zoning: R 12.5

Primary School Catchment: Freshwater Bay Primary School

Secondary School Catchments: Shenton College

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