

# 5 Selden Street, North Perth, WA, 6006



## House For Sale

Sunday, 3 November 2024

5 Selden Street, North Perth, WA, 6006

**Bedrooms: 4**

**Bathrooms: 5**

**Parkings: 4**

**Type: House**



Peter Robertson

## **VIEWS, VERSATILITY AND VITALITY!**

**CLOSING DATE SALE - 27 NOVEMBER, UNLESS SOLD PRIOR**

Stunningly overlooking the lovely tree-lined Ellesmere Street Reserve and its fantastic shaded playground across the road, this gated sanctuary of a 4 bedroom, 5 bathroom, 2 car garaging (plus two more inside the gate), two-storey home in an exclusive pocket of sought-after North Perth has something for absolutely everybody, offering contemporary family living. Four of the bedrooms are ensuited, including a ground-floor bedroom suite, it is suitable for large families or multi-generational households. Upstairs enjoys city views from the bedroom, lounge and large east-facing balcony.

It all starts downstairs though, where a newly-carpeted front lounge room benefits from a splendid parkland vista. A gas bayonet compliments the fully ducted, fully zoned reverse-cycle air conditioning. A ground-floor bedroom suite doubles as the perfect alternative ground-level base for a family wanting their master wing within arm's reach, boasting three doors of floor-to-wall-to-ceiling mirrored built-in wardrobes, as well as a fully-tiled ensuite/fourth bathroom with access to the two-way powder room.

A spacious and tiled open-plan family, dining and kitchen area is where most of your casual time will be spent. Again we have a gas bayonet, sparkling granite bench tops, tiled splashbacks, a walk-in pantry, double sinks, a water-filter tap, a stainless-steel range hood, a stainless-steel five-burner Smeg gas cooktop, a stainless-steel under-bench oven and a semi-integrated Smeg dishwasher for good measure. It all seamlessly extends to an enclosed and tiled timber-lined alfresco, encouraging indoor-outdoor entertaining all year round with its air-conditioned second kitchen - complete with a sink, a stainless-steel gas cooktop and a servery window to the backyard.

Beyond it all sits a paved rear courtyard for further sitting and quiet contemplation, adjacent to a pleasant lined gazebo deck. There are also several fruit trees in the garden (including lemons, figs and olives) and a lockable fully tiled external pavilion. This room in the garden is ideal as a studio, gym, home office or 5th bedroom.

Upstairs, a carpeted third living/retreat area also has a gas bayonet. It comprises a built-in media/storage nook and access out to a fabulous timber-lined covered east-facing balcony and open terrace, enjoying a combined city and leafy park vista. The master suite is adjacent and features three full-height side-by-side built-in double-door robes, as well as a make-up nook, balcony access for its own slice of the magnificent park outlook and a fully-tiled ensuite with twin-vanity basins, separate WC and shower.

The second bedroom comprises a built-in double robe, a lush green aspect to wake up to and semi-ensuite access to the main upper-level family bathroom with a shower and separate bathtub. A third bedroom plays host to its own sitting/retreat area, as well as a fitted walk-in robe, more delightful window scenery and a fully-tiled ensuite/third bathroom.

A carpeted study (with a built-in desk/two-person workstation), extra storage and leafy views, a separate toilet and two linen presses make up the rest of the upstairs features.

Back at ground level, a storeroom, with power, off the double garage will no doubt come in very handy.

In terms of location, the sprawling Les Lilleyman Reserve is also around the corner, with a short walk getting you to public transport, bars, cafes and local schools, too. The Mezz Shopping Centre and its attached array of restaurants in neighbouring Mount Hawthorn is also only strolling distance away, whilst the heart of Leederville is within arm's reach too, as is the city. Parkside pleasure beckons, from within the walls of this unique residence that offers you and your family so much.

Approx Rates:

Council: \$3,658.61 PA

Water: \$2,274.13 PA

Features:

Remote-controlled driveway access gate for peace of mind  
New carpet in the front lounge room downstairs  
Large open-plan family/dining/kitchen area at ground level  
Upstairs living/retreat area - with city and park views from its balcony/open terrace  
Indoor-outdoor alfresco entertaining - with a separate 2nd kitchen  
Carpeted bedrooms - each with access to an ensuite bathroom  
Separate custom study/ 5th bedroom  
Laundry off the kitchen, with a fold-out ironing board and access out to an under-cover side clothesline  
Downstairs powder room  
Separate upper-level toilet  
Linen and entry storage  
Private rear courtyard and gazebo deck  
Separate lockable fully-tiled garden room  
Daikin ducted and zoned reverse-cycle air-conditioning throughout  
Gas bayonets in all three living areas  
Security-alarm system  
A/V intercom system  
Instantaneous gas hot-water system  
Reticulated gardens  
Fruit trees  
Corner garden shed at the rear  
Remote-controlled double lock-up garage with internal shopper's entry  
Powered storeroom with a work bench  
Easy-care 407sqm (approx.) block  
Built in 2003 (approx.)  
Kylla Primary School and Mount Lawley Senior High School catchment zones