

**63 Lindsay Street, Perth, WA, 6000**



**House For Sale**

Monday, 28 October 2024

63 Lindsay Street, Perth, WA, 6000

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Rob Druitt  
0894465222



Brad Collins  
0437702848

## Charming Character Home with City Views!

Nestled in the heart of the sought-after City of Vincent, this beautifully preserved unique home offers a blend of timeless charm and modern convenience. With its mixed-use zoning, this versatile property opens a world of possibilities, whether you're seeking a family haven or a professional space (current use is residential).

As you step inside, you'll be greeted by the elegance of yesteryear, with features such as leadlight windows, ornate cornices, solid timber flooring and original fireplaces that create an inviting and character-filled atmosphere.

### Features:

- \* Three spacious bedrooms, each with their own fireplaces
- \* A fully renovated bathroom with large walk-in shower, extra storage and WC
- \* Separate laundry with second separate WC
- \* Expansive open-plan living and dining area, perfect for entertaining, flowing out to a generous outdoor space
- \* Split-system air conditioning throughout for year-round comfort
- \* Ample parking with a secure remote-controlled double garage offering direct access to the home, two additional car bays plus additional room for a trailer or caravan and easy street parking
- \* Separate kitchen with an electric stovetop, abundant bench space, and plenty of storage
- \* An upstairs area with city views offering a versatile living space that could be transformed into a main bedroom with an ensuite, as plumbing is conveniently located below

Set on 421sqm of land, this home's flexible layout can easily be adapted for professional use, such as medical or consulting rooms (subject to council approval).

### Location Highlights:

- \* A short stroll to the iconic Hyde Park and Birdwood Square
- \* Just around the corner from The Ellington Jazz Club and The Brisbane Hotel
- \* Walking distance to NIB Stadium and the lively William Street restaurants and bars
- \* Easy access to Northbridge, Highgate, Leederville, the CBD, North Perth, and Mt Lawley
- \* Surrounded by an array of local cafés, restaurants, and retail outlets
- \* Close to the Beatty Park Leisure Centre for fitness and recreation

Effortless access to major freeways, including Mitchell, Kwinana, and Graham Farmer Freeways, making commuting a breeze.

Don't miss this rare opportunity to own a home that offers both lifestyle and potential in an unbeatable location.

Proudly presented by Rob Druitt 0417 922 194 & Brad Collins 0437 702 848.