

**74 The Avenue, Nedlands, WA, 6009**



**House For Sale**

Saturday, 30 November 2024

74 The Avenue, Nedlands, WA, 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



William Porteous

## Spectacular Riverside Residence!

All offers presented by 5pm, 21st December 2024

This truly extraordinary riverside estate is a jewel among Perth's most coveted properties.

Perched on a rare Nedlands Foreshore super block of 1,564-square-metres - one of just five in existence, this magnificent property offers uninterrupted, forever views across the glistening Swan River, encompassing the city skyline, South Perth, Attadale and the breathtaking Darling Scarp.

This is more than just your average residence - it's an opportunity to shape history. Whether you choose to preserve the timeless charm of the existing 1929-built dwelling or envision a luxurious, custom-designed dream family home, this is your "blank canvas" to create an unparalleled lifestyle.

Lovingly maintained by just two families over almost a century, this historic haven boasts timeless appeal, rich character and a storied past. For those who value heritage, it's a treasure waiting to be restored. Best of all, there is ample space for that study, theatre room, alfresco, swimming pool, workshop and multi-car garage you have always wanted - and with room to spare.

Nestled behind beautiful Melvista Park and mere steps from Nedlands Tennis Club, Nedlands Golf Club and the sprawling riverside Charles Court Reserve, this is definitely an offering for outdoor enthusiasts. Only 150 metres separates your current and future doorstep from the lovely Birdwood Park, with a leisurely stroll guiding you to the iconic Steve's Hotel and the vibrant Broadway shopping, food and coffee trip - this truly is the perfect fusion of nature and city convenience.

With Perth's CBD just 15 minutes away and in very close proximity to some of the city's finest schools and world-class shopping at the highly-regarded Claremont Quarter precinct, this is an unbeatable location that provides both luxury and practicality, especially for families. Your chance to own a piece of Perth's legacy beckons, with such properties of this calibre and rarity arriving only once in a generation.

Seize the opportunity to craft your riverside dream of epic proportions here - and don't let it slip away!

Features include, but are not limited to:

- A prestigious and rare elevated Nedlands Foreshore super-block, surrounded by Perth's most exclusive homes
- Panoramic Swan River views that will never be obstructed
- Boundless potential to restore the character-filled 95-year-old 3x2 residence, or design a bespoke masterpiece to your exact tastes
- An unparalleled lifestyle within a recreational haven, also close to dining, shopping, top schools and the city
- An exclusive address and a once-in-a-generation opportunity - your riverside dream awaits

Please contact Andrew Porteous on 0488 118 687 or William Porteous on 0439 880 242 to arrange a viewing by appointment.