

81 Birdwood Parade, Dalkeith, WA 6009

House For Sale

Thursday, 9 January 2025



81 Birdwood Parade, Dalkeith, WA 6009

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 1095 m2

Type: House



Peter Robertson

FROM LOW TO MID \$4mils

This renovated and modernised character 4 bed, 4 bath single story home on a spacious 1095 sqm block with ROW access, is a perfect blend of old-world charm with modern contemporary fixtures and finishes. Opposite the riverside park and reserve, the outlook is into a green space with river glimpses. With warmth and character, it is a home that will suit everyone from families looking to have access to some of the best private and public schools in Perth, including The University of Western Australia (UWA), to downsizers looking for single level living with warmth and character, all fully renovated and "move in ready". The backyard faces directly north and features a fully renovated pool, structured garden beds and the "Pool House" which is a separate self contained building with bedroom, bathroom, lounge/dining and kitchen. Perfect as a studio, a home office, gym, granny flat or teenagers retreat. Access into the back yard, pool area and pool house is of the ROW and a sliding electronic gate. Understated, timeless elegance is apparent throughout, with high ceilings, Jarrah flooring and swathes of natural light upon entry into the foyer. A formal living room with French doors and a fireplace enjoys uninterrupted views across the manicured front lawn and towards the leafy reserve beyond. A formal dining or sitting room with direct kitchen access is nearby, and a light and bright study offers ideal office space for professionals working from home. With clear views over the nature reserve, the front main bedroom is a soothing retreat, with a curved Art Deco-inspired wall, built in robes, and a contemporary ensuite. Two further double bedrooms with built-in robes benefit from their own ultra-modern bathrooms. The expansive main living quarters combine family living, meals and a stylish kitchen. Families and entertainers will love the vast stone surfaces, induction cooktop, dishwasher, double sink, generous built-in pantry and wide breakfast island. A series of glass and timber doors creates an easy flow out to a covered alfresco and the sun-drenched swimming pool, truly making the most of Perth's indoor-outdoor lifestyle. Thanks to an outstanding redesign, this property offers low maintenance family living in one of Perth's most affluent locations, all a leisurely stroll to parklands and the Swan River, Nedlands Yacht Club, Nedlands Golf Club, premium schools, cafes and shops. With no heritage issues, there is always the option of putting on a second storey if you so wished, taking advantage of Dalkeith's 10m height limit to create a complimentary stunning second storey and further open up those river views and park aspect. It is entirely up to you. Take advantage of this remarkable opportunity, on one of Dalkeith most prestigious streets today and make 81 Birdwood Parade "Home" in 2025. Features:

- Premium, leafy location - one of Perth's most prestigious streets
- Four bedrooms, four luxury bathrooms
- 1095sqm block overlooking Birdwood Park Reserve
- Separate, fully equipped, self-catering studio with own access
- Large swimming pool
- Rear lane access with space for a trailer, caravan or more cars
- Ducted air-conditioning throughout
- Fully reticulated, low maintenance gardens
- Art Deco-inspired decorative accents
- Internal security alarm
- Undercover parking for two vehicles
- Stroll to the Swan River, sporting and leisure facilities
- Minutes from premium local and private schools

Location (Approx. distances): Dalkeith Primary School 1.2km Dalkeith Tennis Club 1.2km Dalkeith Shopping Centre 1.3km Nedlands foreshore, cafes and bars 1.8km Nedlands Yacht Club 1.9km Approx Rates Council: \$3,911.37 PA Water: \$1,987.19 PA