

Sold



32 Douglas Ave, South Perth



## South Perth Living at its Finest!

Beautifully renovated throughout with no expense spared, this stunning 3 bedroom 2 bathroom circa-1920s character home combines original charm with seemingly-endless possibilities.

An impressive façade where a classic bull-nose front verandah meets a splendid entry garden merely sets the scene for the excellence lying within this truly-special abode. High internal ceilings are complemented by original dark stained-black Jarrah wooden floorboards, high feature skirting boards and trimmings, feature cornices and new ceiling finishes – including decorative roses – throughout. The two front bedrooms are both generously proportioned, with the larger master benefiting from a luxuriously-converted semi-ensuite bathroom off its walk-through wardrobe – complete with quality old-English tapware, a sparkling marble vanity, a shower, toilet and more.

Gorgeous large central lounge and a stylish kitchen both open onto the outdoor entertaining area designed for home living and relaxing with family and friends. The rear 1 Bedroom, 1 Bathroom cottage complimenting the space, with its outdoor veranda facing back over the lawn towards the outdoor entertaining and home.

- Tiled veranda entrance with security door, overlooking a shaded double-carport area (graced by recycled bricks), a lush front lawn and reticulated front gardens
- Large master bedroom benefitting from a luxuriously appointed semi-ensuite bathroom off its walk-through wardrobe – complete with quality

3 2 2 440 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	96
<b>Land Area</b>	440 m2

### Agent Details

Hadley Shearn - 0488 012 000

### Office Details

Mortar & Soul  
45 Ventnor Ave West Perth WA  
6005 Australia  
08 9429 8808

**mortar+soul**  
REAL ESTATE

old-English tapware, a sparkling marble vanity, a shower, toilet and more.

- Generous 2<sup>nd</sup> bedroom – opposite the master suite
- Lounge room with a recessed television above a feature modern gas fireplace, plus double doors opening out to the rear entertaining.
- Ducted reverse-cycle air-conditioning with feature linear grills and touch-pad zoning
- Amazingly versatile outdoor entertaining area featuring built in TV, feature wood wall with weather awnings surrounding
- Self contained rear cottage tastefully renovated to compliment the home
- Outdoor toilet – three WC's in total
- External dog-washing station down the side of the property
- New instantaneous gas hot-water system
- New electrics, gas and water
- New curtain fittings and window treatments throughout
- Quality Subiaco Restoration light fittings
- Funky modern pendant lights
- Ceiling insulation
- Feature black plantation window shutters
- Quality plants within the gardens/landscaping
- Large 3m x 6m (approx.) garden shed with workshop potential and provisions to add power if need be
- 439sqm (approx.) block with heaps of room for a future swimming pool within the backyard
- Side access
- Off-road parking bays available for visitors/family/friends/guests along Douglas Avenue
- Built in 1924 (approx.)

Call Hadley Shearn to discuss your requirements today on 0488012000

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.