

\$900'000

AVAILABLE

HOUSE

Inner-city Perfection

11 Myrtle Street, Perth, WA, 6000, Australia

Property Details

Type	house
Bedrooms	3
Bathrooms	2
Living area	253 sq ft.

Description

Situated in a fabulous cul-de-sac location, this absolutely adorable 1890's weatherboard home has been brought into the 21st century. With meticulous attention to detail, high-end finishes and excellent taste, this lovely home has been re-imagined into the perfect inner-city residence. As much of the original home as possible has been retained and with the addition of modern conveniences an extremely liveable and desirable property has emerged. Let's start with the Master Bedroom complete with an original fireplace, built-in wardrobe and en-suite bathroom with under-floor heating. The enormous second bathroom has a separate shower recess, a bath, under-floor heating and has the original shiplap on the wall. The 3rd bedroom/home office overlooks the rear garden and the dedicated laundry has plenty of storage space and adjoins the kitchen. The kitchen is a dream with an integrated refrigerator and freezer, dishwasher, stone benches and plenty of cupboard space. The under-floor cellar with trap-door, ladder and lighting is a bonus. Rumour has it that the previous owner, Attilio, buried treasure in the cellar but it has never been found. The open-plan living area leads through a wall of glass to a raised deck area with city glimpses. Perfect for a glass of wine in the evening or a leisurely breakfast. Very pretty, waterwise front and rear gardens are reticulated from a bore and the north facing front verandah is the perfect place to sit on a sunny morning and enjoy a coffee. Secure off-street under-cover parking is the icing on the cake. This home was one of the first houses in the street and mail was first delivered in 1898. Those who are familiar with the ABC series The Heights will recognise the deli on the corner. If all of the above doesn't tempt you let's discuss the location. Close to the beautiful Hyde Park and within walking distance of bars, cafés, bakeries and restaurants such as Vincent; Wines of While; Chu; Miller and Baker; Nine Japanese Bistro and Peasants Paradise, this property unlocks the ultimate inner-city lifestyle. So if you would like to purchase your own little piece of history plus have the lifestyle you have always wanted don't miss this opportunity. If attending a viewing please park in Palmerston St. Thankyou. Features: Ducted R/C airconditioning throughout. Window shutters in bedrooms 1 and 2. Original etched glass doors. Master bedroom built-in-robe and original fireplace. Under-floor heating in both bathrooms. Original floorboards. New cast iron

wood burning stove in living area.Storage shed/workshop.Laundry.Miele appliances in the kitchen.AEG dishwasher.Stone benches in Kitchen and Laundry.Cellar with trapdoor and ladder.City glimpses.Off-street under-cover parking.Automated bore reticulation.6.6kw solar power system.Re-roofed in 2022.Council Rates: \$1,620.33 p/ annum (approx.)Water Rates: \$1,099.65 p/ annum (approx.)

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