

113 Grant Street, Cottesloe, WA 6011

JAMIE LOH
REAL ESTATE

Sold House

Wednesday, 18 October 2023

113 Grant Street, Cottesloe, WA 6011

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1229 m2

Type: House



Tom Loh

Contact agent

A spacious and stylish, circa 1904 colonial residence with all the modern conveniences perched on possibly the highest point in Cottesloe and situated on a large land holding of 1,229 square metres. Dating back to 1904, Girimbi has recently been beautifully restored, with the result being a stunning property with a focus on the home's history, whilst creating a contemporary space ideal for families. With a modern extension this immaculate property is the epitome of Cottesloe living. Enjoy a resort style swimming pool, stunning gardens and a wide wrap around veranda. The restoration is sophisticated and a perfect balance of character, luxury, space and lifestyle. The entrance to this property is stunning with soaring ceilings, large decorative rooms with fireplaces, full height sash windows, ornate ceilings and polished floorboards that flow beautifully into an open plan kitchen/dining/living room filled with natural light. Stunning kitchen with Miele appliances including combi steam oven and multifunction pyrolytic oven. There are four bedrooms and two bathrooms plus formal lounge, formal dining and large open plan kitchen, dining and living that opens out onto a decked alfresco area overlooking the pool and gardens. Superbly positioned on a sprawling 1,229 square metre block with valley vistas and in one of Cottesloe's most beautiful and tree-lined streets, set amongst iconic Norfolk Pines and opposite Jasper Green Reserve. Girimbi is truly a rare offering that cannot be missed. With the buzz of nearby Cottesloe & Claremont's shopping and restaurant precincts, Perth's best schools, transport options and of course Perth's best beach making this an enviable proposition. Schools that are within walking distance include North Cottesloe Primary, Scotch College, Christ Church, MLC and PLC, and train access to St Hildas. Only 220 metres to the Grant Street train station on the Fremantle to Perth line. The property sits on two freehold titles comprising one lot of 819sqms and a second lot of 410sqms running north south with a gazetted laneway on the southern boundary. Title particulars are lot 21 on plan 2418 and lot 501 on plan 302530. Zoning: Residential 20. Possible three lot subdivision fronting Grant Street subject to WAPC approval. Council: Town of Cottesloe Rates (approx.) Water: \$2,138.27 pa Council: \$3,511.66 pa Improvements include; • Modern extension • Fully restored front veranda • Full tuck pointing to front and both sides • Galvanised iron roof • Solar power • Landscaped gardens • Full reticulation with bore • Heated saltwater pool • Double carport with storage • Floored attic storage • Paved private drying area • Separate laundry, outdoor kitchen, shower room & third toilet