

**16 Martin Avenue, Nedlands, WA 6009**

**DUET**

**House For Sale**

Friday, 3 May 2024

16 Martin Avenue, Nedlands, WA 6009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Craig Gaspar  
0862447860



Declan Turner  
0415723838

## OFFERS PRESENTED TUESDAY (7TH) 6:00PM

**THE FEATURES YOU WILL LOVE** Combining the warmth of old-world charm with unbridled potential, this residence makes for a savvy next step in your property journey! Commanding a generous 1,012m<sup>2</sup> block, this home offers the ultimate residence to live in whilst renovating and extending, or as an astute family home as is. With a functional existing floorplan and a fantastic front and rear yard, the home provides a brilliant foundation to your next stage of living. With wide-open living spaces and enough room to add your personal touch, this home is the perfect springboard to create a brilliant fusion of old and new. Enjoy all the coveted Nedlands has to offer, from this outstandingly appointed property, you will not want to miss this one!

**THE LIFESTYLE YOU WILL LIVE** Purchasing in this location comes with fantastic prospects, with the intended amenities along Stirling Highway. Soon enough, you will be within walking distance of the new 'Nedlands Square' (subject to relevant approvals). With plans for cafes, restaurants, supermarkets and more, Nedlands Square will be a few minutes' walk away. Located close to the home's relevant schooling, 16 Martin is within the Hollywood Primary and Shenton College catchments and is just a short bus ride to the private colleges. Close to the beach, CBD and hospitals, this location has everything you need on your doorstep!

**THE DETAILS YOU WILL NEED** Water Rates: \$1,526.60 per annum Land Area: 1012m<sup>2</sup>