

46 Kanimbla Road, Nedlands, WA 6009



House For Sale

Saturday, 4 May 2024

46 Kanimbla Road, Nedlands, WA 6009

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 490 m2

Type: House



Tim Caporn

0406300828

Please call Tim for details

Located in the prestigious hospital precinct, just a stone's throw away from Kings Park, UWA, and the tranquil Swan River, this charming 3 bedroom, 1 bathroom character home offers inner city convenience in a leafy, tree lined street! As you approach, the first thing you notice is the beautiful street appeal. Admire the elegant tuckpointed brickwork and the inviting return verandah that is shaded by beautiful green shady trees. An ideal setting for starting your day with a morning coffee or relaxing with a great book on a balmy summers evening. Inside, you'll be greeted by timeless character features, high ceilings, open fireplace, timber boards and an abundance of natural light that fills the space, creating a warm and welcoming atmosphere. Step outside to the covered rear alfresco area, large enough for outside dining or a place to relax and unwind while admiring the beauty of the mature rear garden, complete with guava and fig trees. Convenience is key with a lock-up garage accessed via the rear laneway, providing secure parking and easy access to your home. Whether you're a first-time buyer, keen renovator, savvy investor, or someone seeking a lock-and-leave city base, this property ticks all the boxes. For more information or to arrange an inspection please call Tim Caporn on 0406 300 828

Water Rates: \$1,478.37 PA (approx) Council Rates: TBA Accommodation • 3 Bedrooms • 1 bathroom • Lounge • Dining • Kitchen • Laundry • 491m² Green Title • Lock up garage

Property Features • Character Charm • Tuckpointed Brickwork • Return Veranda • Mature Gardens • Rear Laneway • Lock up garage / shed • Fireplace

Close By • Sir Charles Gairdner Hospital • UWA • The Swan River • Kings Park • Hampden Road Shopping Strip

Transport Options Bus Route 24, 96, 97, 103, 950, 998, 999, Purple Cat