

**90 Adelma Rd, Dalkeith, WA, 6009**

**House For Sale**

Saturday, 6 April 2024



90 Adelma Rd, Dalkeith, WA, 6009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



**Belinda Airey**

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## Tranquil family sanctuary in the heart of Dalkeith

Come home to the pinnacle of family living in a highly sought after 'park frontage' location, opposite magnificent Masons Gardens. This classic 1930's single-level character residence on a prime 804 m<sup>2</sup> allotment represents the epitome of parkside living, offering ample room for the family to live and entertain in style. Beyond the original facade, is an intelligent layout - the home flows out from formal living and dining areas with ornate detailed ceilings to a more modern light-filled kitchen and open plan living area, that spills out onto arguably one of the area's best backyards, where all the work has been done for you. Nestle yourself amongst the citrus and olive trees and watch the grapevines grow as the kids play in the pool or grassed area. Lie back and lose yourself in the wide open skies from the privacy of your own backyard or make the most of the lavish poolside location and relax with friends.

This is a true opportunity to enrich your family lifestyle. Only minutes from Dalkeith's shopping precinct, sporting clubs and cafes, this home falls within the highly sought-after catchments for Dalkeith Primary School and Shenton College and is a stone's throw from Christ Church and MLC private schools. It's a ten minute drive to the CBD, even less to Sir Charles Gairdner hospital and there's an exhaustive list of parks and riverside locations all within walking distance to choose from.

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The house itself boasts 4 bedrooms, 2 bathrooms and 3 separate living areas and offers an expansive base from which to modernise and extend if desired or move straight in.

In terms of a family home, this one ticks every box:

- \* single level layout with views of park
- \* high ceilings that create spaciousness and maximise natural light
- \* separate living areas
- \* pool and large, grassed backyard
- \* double carport, plus a single lockup garage for storage
- \* wooden floorboards
- \* ducted air conditioning in summer, heating in winter
- \* double sink, new Bosch dishwasher
- \* en-suite to master bedroom
- \* well appointed kitchen with lots of bench space
- \* Fully reticulated lawns and gardens with the property's own bore water system.

### IMPORTANT INFORMATION

Council Rates: \$2800 per annum City of Nedlands

Water Rates: \$1566.86 per annum

This won't be on the market long. Contact Belinda Airey to book an inspection.

### Disclaimer:

The details shown are for information only and may contain errors or omissions. Please check all details and measurements and do not rely solely on the information contained herein.