

Sold



10 Clotilde Street, Mount Lawley



## Charming Corner Cottage

This delightful corner home in sought-after Mount Lawley welcomes you with a picture-perfect façade that reflects timeless charm and character. The inviting bullnose veranda, framed by classic posts and intricate detailing, sets the tone for the elegance within. This beautifully restored home, with its period touches and contemporary upgrades, presents an unmatched opportunity for those seeking an enchanting residence filled with history, warmth, and modern comforts.

Original jarrah floorboards sweep throughout the home, offering a rich, natural warmth underfoot that complements the home's historic style. The craftsmanship of the era is evident in every detail, from the stunning ceiling roses to the beautifully preserved cornices that crown each room. The four spacious bedrooms are carefully designed as serene retreats. Each bedroom features beautiful high ornate ceilings, while two of the bedrooms boast their own fireplaces, adding a touch of nostalgic charm to each space. The recently updated bathroom is situated towards the back of the home offering a luxurious retreat, with quality fixtures and fittings.

The heart of the home is a brand-new, thoughtfully designed kitchen, blending style and functionality to create a space perfect for both everyday cooking and special gatherings. The kitchen has been fitted with quality appliances, spacious bench top and ample cabinetry, offering a seamless cooking experience with a stylish, modern touch. Adjacent to the kitchen, a spacious living/dining area perfect for hosting intimate dinner parties or

4 1 1 493 m<sup>2</sup>

**Price** SOLD for \$1,620,500  
**Property Type** Residential  
**Property ID** 30944  
**Land Area** 493 m<sup>2</sup>

### Agent Details

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entertaining. Towards the front of the home, you will find a separate living room offering a fireplace perfect for those cozy nights.

Beyond the interior, a large backyard awaits, providing a private oasis perfect for both relaxation and entertainment. The covered alfresco area is perfect for year-round outdoor dining and gatherings, with ample space for a barbecue and outdoor furniture. A huge lush grassed area offers room for the kids to play, while the surrounding gardens are thoughtfully landscaped, creating a tranquil space for enjoying the outdoors.

Nestled on one of Mount Lawley's most beloved, tree-lined streets, this charming home is just a short stroll from the lively Beaufort Street hub, Mount Lawley Train Station, and Forrest Park, it perfectly balances the vibrancy of city living with suburban serenity. With its distinctive character, prime location, and meticulously preserved architectural details this charming corner home is a rare gem.

Features;

- 4 spacious bedrooms, 2 with fireplaces
- 1 updated bathroom
- New kitchen with bay window overlooking dining/living area
- New flooring in kitchen
- Spacious living/dining area
- Separate lounge room to the front of the home with fireplace
- High ornate ceilings
- Beautiful Jarrah floorboards
- 1 reverse cycle air-conditioning
- Laundry combined with bathroom
- Covered outdoor alfresco area with new pavers
- Large grassed area
- Shed
- Landscaped garden to the front of the property
- Beautiful front façade with bullnose

Approximate Distance to;

- 350m- Forrest Park
- 600m- Astor Theatre
- 650m- Mount Lawley IGA
- 700m- Mount Lawley Train Station
- 850m - The Beaufort
- 1.0km- Mount Lawley Bowling Club
- 1.0km- Perth College
- 1.2km- Highgate Primary School
- 1.4km- Hyde Park
- 2.3km- Mount Lawley Senior High School

Water Rates- \$1,415.00 P/A approx

Council Rates- \$2,200 P/A approx

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*