

\$1'295'000

AVAILABLE

HOUSE

MARKET FRESH! Historic Origins with Modern Credentials.

11 Moir Street, Perth, WA, 6000, Australia

EDISON
RESIDENTIAL

Property Details

Type	house
Bedrooms	3
Bathrooms	3
Living area	284 sq ft.

Description

Just footsteps to William Street and every conceivable inner-city amenity, the c.1897 brick and iron character profile conceals a contemporary rejuvenation designed for effortless inner-city living. Tucked away in one of inner-Perth's most sought-after historic precincts, this beautiful Federation semi presents an idyllic lifestyle opportunity only metres to restaurants, cafes, wine bars, shopping and is literally in the shadows of Perth's CBD. It doesn't get any more "central" than this! With coveted off-street parking included in this amazing package, your inner-urban dream is now a reality. Tastefully modernised, the home's traditional veranda and charming central hall precede three beautiful bedrooms and two sublime bathrooms including an ensuite that serves a main bedroom with built-in-robos. Stylishly presented with a perfect blend of period and contemporary features, your inspection will reveal: / Impressive street appeal in historic inner pocket / Solid brick and iron construction / Front veranda overlooking easy-care gardens / High period ceilings, fireplaces and rosettes / Two front bedrooms serviced by sparkling bathroom incorporating shower/bath/WC / Well-proportioned master bedroom serviced by ensuite and WC / Central formal lounge room with fireplace / Open-plan family/dining perfect for entertaining / Free flow plan integrates a sun-lit contemporary kitchen featuring stainless steel appliances & dishwasher / Bi-fold doors with stylish plantation shutters provides seamless connection to entertainers alfresco deck and sun-washed backyard / Onsite parking from quiet ROW / Side access & storage shed / Complemented by air-conditioning, down lighting, neutral decor, timber floors / Ultra-convenient location merely steps to a plethora of lifestyle destinations / Land size: 284sqm Green title! Walking distance to William Street dining, Perth Cultural precinct, Northbridge & Beaufort St entertainment strips and historic Hyde Park. Notable local destinations such as Sayers Sister, Toms Providore, Wines of While, Chu Bakery and a plethora of other dining and entertainment options should be on your must-try list. Situated in the school catchment area for Highgate Primary School and Mt. Lawley Senior High. Approximately 1.5 kilometres from the CBD, it's an excellent opportunity to enjoy a lifestyle of peak convenience in one of Perth's most walkable suburbs. The street is historically significant as an almost complete example of a late

19th century street, with all the residences that comprise it built in the late 1890s. This is your opportunity to achieve lifestyle success in this unique precinct and to secure your piece of history in one of the oldest parts of inner Perth. 21 and 19 Moir Street both recently sold in quick time. Buyers are encouraged to act promptly to avoid disappointment. For a Comprehensive Information Pack (includes structural and timber pest inspection reports) or to discuss your requirements, contact Exclusive Selling agent Claude Iaconi - Edison Property on 0412 427 877 immediately. Proudly servicing the inner Perth suburbs since 1995.

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