



6 Tasman Street, Mount Hawthorn



## Perfect Match

Offering a beautiful blend of character charm and modern features, this renovated and extended 1930s home on 346sqm is sure to win your heart.

The updated façade, with render and tuck-pointed brickwork, pays homage to the house's history and the curved porch is a great place to set up a table and chairs and enjoy a gin and tonic and a few nibbles overlooking the gorgeous garden with hedges, lawn and mature trees - all securely tucked away behind a fence.

The art deco delights continue inside where you'll find jarrah flooring, leadlight and high ornate ceilings in the original part of the residence.

And while there is plenty of old-world appeal, a major extension and renovation in 2012 ensures no work needs to be done by the new owners, with the updates including additional living space, new roof battens and clay tiles, new plumbing throughout and new electrical work that includes underground power to the home.

There are three bedrooms and two stylish bathrooms at the front of the home.

The master has built-in robes and an elegant en-suite with floating vanity unit, antique-style mirror, large shower, heated towel rails and separate toilet.

3 2 2 346 m2

**Price** SOLD for \$1,040,000

**Property Type** Residential

**Property ID** 89

**Land Area** 346 m2

### Agent Details

Kim Turner - 0423 089 439

### Office Details

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Bedroom two boasts an original fireplace that has been converted to a wine rack, and is large enough to be used as a second living area if desired.

The contemporary main bathroom includes a vanity unit, bath/shower and other family members will also enjoy the luxury of heated towel rails.

The new living areas are at the back of the home and include the chic modern kitchen with island bench with breakfast bar, stainless steel appliances, striking splashbacks, fridge recess and corner pantry.

There is also a family room with a pot-belly stove for cozy winter living and bi-fold doors to an alfresco area surrounded by greenery.

This fabulous space can be opened up for entertaining on balmy summer evenings and if the weather is cool or inclement you can close the shutters and blinds for shelter, creating a comfortable outdoor zone year-round.

Other features include ample storage throughout including a loft with shelving, powder room off the laundry, split system airconditioning, garden shed and carport access via an automatic gate offering tandem parking for two smaller cars. Plus, all services are set outside the secure front gate, offering easy access for utilities.

The location is also a winner, just 500m from Mount Hawthorn Primary School, 220m from Menzies Park and an easy walk from the popular retail and café strip.

Public transport via bus and train is nearby, along with freeway access.

#### Inside

- Jarrah flooring to bedrooms and living areas
- Character features - high ornate ceilings, leadlight doors, picture rails and light fittings
- Living room with pot-belly stove
- Kitchen with stainless-steel appliances, gas cooking, island bench, breakfast bar, fridge recess and corner pantry
- Three bedroom and two bathrooms
- Master bedroom with built-in robes and en-suite with shower with glass frame, vanity unit, ornate mirror, heated towel rails and separate toilet
- Bedroom two with fireplace that has been converted to a wine rack
- Bedroom three next to main bathroom with vanity unit, bath/shower and heated towel rack
- Laundry with built-in cabinetry
- Powder room
- Airconditioning
- New electrical, including underground power to the home
- New plumbing throughout, right down to the mains
- Pull-down ladder to loft storage

#### Outside

- Alfresco area with shutters, blinds and ceiling fan
- Established front and rear gardens
- Curved porch
- Garden shed
- New roof battens and clay tiles

- Carport with tandem parking for two smaller cars
- Front fence and automatic gate
- All services set outside the lockable front gate
- 346sqm block

Estimated current rates: Water \$1524.00 Council \$2204.00

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