



SOLD

A HOUSE WITH A VOICE

Something we often hear in the Real Estate industry is that people fall in love with a house because they felt it connected with them, sometimes expressed as "it spoke to them". Anyone who has even been in this situation will know exactly what we are referring to. Enter 25 Bluff Street Mira Mar. This is a home that was born in the 1950's and features Art Nouveau cues such as beautiful ceiling designs and leadlight windows and doors. There is a combination here of the old and the new and it is almost impossible to see where one starts and the other finishes. This brings a high degree of convenience and modern design to a house chock full of character and charm that takes you to a whole other level of connection. This house will indeed appeal to many.

There are plenty of surprises as you explore the intriguing layout. You will find two separate living areas which are mutually exclusive, a divine kitchen/meals area that features its very own booth set in a quaint bay window that looks out over the garden. With a walk-in pantry plus good cupboard space this will be the hub of the home. Next to the kitchen is a formal dining area for those special occasions celebrating with family and friends and there are three double bedrooms, the master with walk-in robe and en-suite with a separate toilet, plus an extra storage room, added to this is an office and a generous laundry.

The character, charm and feel in this home is simply stunning, it is an extension of the current owner's persona and will be to yours as well, to put it another way, this house's voice is so alluring you will hear everything it has to offer.

The surprises definitely do not stop with the house. From the rear bright airy living room, you step through the French doors into a magical place with a raised patio, rustic brick walls and a wisteria that looks 1,000 years old and is the roof to the patio. From there the garden takes you on a journey of its own as it features paths, picket fences, trees and shrubs that complement each other.

The corner block allows for access from two streets, there is a double lock up garage with automatic doors from one road and a circular driveway from the other. At the rear of the garage is a generous workshop.

A garrison of trees across the front of the block provide privacy for the home and the beautiful outside space at the rear.

The block itself is huge for this part of Albany, with 3,024 square metres at your disposal. This provides you with a number of sub divisional possibilities either now or later on.

If you desire a home on a super-sized block, that is out of the norm, full of character and vibrancy, something that you can connect with, or as others have so succinctly put it "speak to you" this is a property you must visit.

3 BED | 2 BATH | 2 CAR

PRICE:
\$790,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

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25 Bluff Street, Mira Mar

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.