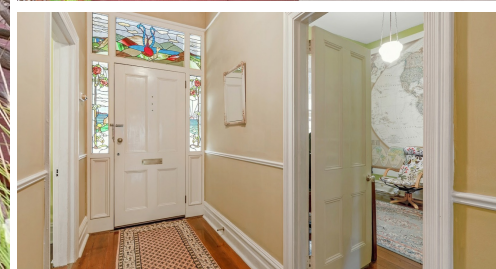
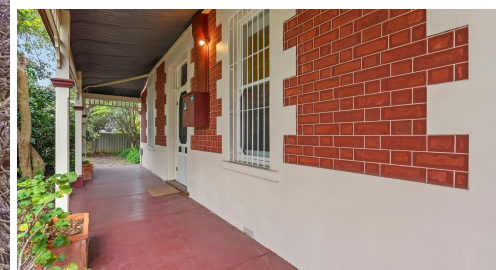


17 AMHERST ROAD, WOODBRIDGE, WA, 6056



FOR SALE

A RARE PIECE OF WOODBRIDGE HISTORY ON 1,166SQM

Rob Harwood @realty is excited to present 17 Amherst Road, Woodbridge — an exceptionally rare and tightly held property combining the charm and character of a circa 1910 brick Federation home with an enormous 1,166sqm R20/50 development-zoned landholding.

Properties offering this combination of genuine period character, substantial land, development potential and such a central location are extremely rare, making this an opportunity that will appeal to buyers looking for something far more special than a typical modern home.

From the moment you arrive, the character is unmistakable. The stunning original entrance door, featuring beautiful leadlight glass, opens into a wide welcoming hallway with an elegant corbel arch, immediately showcasing the craftsmanship of an earlier era. The three generously proportioned bedrooms all feature soaring ceilings, polished original Jarrah floors and decorative ceiling roses, while the open lounge and dining area provides a wonderful central living space complete with fireplace and ornate ceiling detailing.

The home has been thoughtfully modernised without losing its original charm. The solid bathroom includes a large bath and vanity, while the modern kitchen enjoys a lovely outlook across the expansive rear yard. A large separate laundry adds practicality, and throughout the home you will find many of the features that make Federation properties so desirable, including original Jarrah floorboards, timber sash windows, high ceilings and beautiful period detailing.

Outside, the stunning wrap-around bullnose verandah creates the perfect place to sit and enjoy the established surrounds. The front and side elevations showcase beautiful original brick tuckpointing, adding even more to the home's distinctive character and street appeal.

The enormous 1,166sqm block is a genuine feature in its own right. Zoned R20/50, it provides potential for future development, subject to the necessary approvals, while currently offering an incredibly private and established garden filled with mature trees, secluded spaces and habitat for an abundance of birdlife and other wildlife. It is a rare opportunity to secure a substantial piece of land in such a sought-after location.

There is also excellent rear access via a bitumen driveway leading to a large powered 9m x 6m

3 BED | 1 BATH | 2 CAR

PRICE:

Offers From \$1,219,000

OPEN FOR INSPECTION:

N/A



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