

Rare chance for home opposite golf course

E 15 Vix Street
4 DALKEITH
2 \$2,725,000
2 TM Residential

With its sweeping views of tuart, red gum and banksia trees, the eighth hole at Nedlands golf course is regarded as a signature hole.

Opposite the eighth green, this home is ideally located to enjoy the vista of the 17ha golf course – without the burden of mowing the lawn.

The late 1990s home with a big alfresco area, spa and pool is priced under \$2.8 million, which is unusual for the street, says the agent.

Tonia McNeilly, of T.M. Residential, said: “It’s the cheapest price that has ever been offered in the street.

“It’s a good buy in a good street.”

Ms McNeilly said homes in the small street did not come on the market very often.

“In the last six years I have sold two houses in the street and they are the only ones that have been for sale.”

The exterior of the home has Georgian elements, including symmetrical windows and a central portico flanked by pillars.

Three curved, wrought-iron balconies create a sense of grandeur.

Neutral tones were chosen for the inside, which makes it easy for the new owners to furnish it and put their own stamp on the home.

Flooded in light, the north-facing formal lounge has a parquet floor and an open fireplace.

The kitchen is well appointed, with Miele appliances, plus granite splashbacks and benchtops.

In the family room, the eye is drawn to a high-pitched ceiling and the view of the alfresco area, pool and spa.

The 7x7m outdoor entertaining area has a



■ This home overlooks the eighth green at Nedlands.



■ The formal room has a northern aspect.

built-in barbecue, sink and a timber-lined ceiling.

On a 781sq.m site, the home has a practical floor plan.

There is a study and

main bedroom on the ground floor, while the top floor is dedicated to the children (three minor bedrooms open to a TV area).