



18 Avon Terrace, YORK, WA 6302

Become a part of her story

What if home wasn't just where you lived, but how you wanted to live?

Built circa 1873, this magnificent colonial residence has stood proudly through generations of York's history. Today, she offers you a rare opportunity to own one of the town's most iconic homes, set on an impressive 3,063m² landholding just a short stroll from caf s, restaurants, galleries, boutiques and the vibrant heart of York.

While many families continue to follow the well-worn path of suburban living, properties such as this offer something increasingly rare space, history, community and connection.

Here, weekends aren't spent battling traffic. Caf s, boutique shopping, festivals, markets, country shows and community events are right on your doorstep.

All of this, just over an hour from Perth.

TYPE: For Sale

INTERNET ID: 300P197297

SALE DETAILS

Offers From \$1,200,000

CONTACT DETAILS

**Elders Real Estate,
Northam**

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Kimberley Hardie
0477 259 254

It's the opportunity to enjoy a slower pace, a stronger sense of community and a home with a story to tell, without giving up the convenience of being close to the city.

Lovingly restored and beautifully maintained, the home effortlessly blends heritage grandeur with modern comfort. Original features remain throughout, from the exquisite Lincrusta ceilings, polished jarrah floors and ornate ceiling roses, to the hand-painted pendant lighting and romantic fireplaces that create warmth and character in almost every room.

The kitchen strikes a beautiful balance between modern convenience and historic charm, sitting comfortably within the character of the home rather than competing with it.

A true centrepiece is the impressive Falcon gas cooker, valued at approximately \$15,000, offering both style and functionality for those who love to cook, entertain and gather family and friends around the table.

Adjacent to the kitchen is one of our favourite spaces in the home, a dedicated dining room thoughtfully positioned at the heart of family life. Separated from televisions and distractions, it encourages conversation, connection and the simple pleasure of sharing meals together, just as generations before have done within these walls.

Offering approximately 251m² of living space, the home provides multiple living zones, generous bedrooms, beautiful bathrooms and an extraordinary upper-level verandah overlooking the established gardens and grounds. A large below-ground wine cellar adds further character and functionality.

A particularly rare and thoughtful feature is the inclusion of master-style bedrooms with ensembles on both levels. This flexible design allows owners to comfortably live entirely on the ground floor if desired, while still providing excellent accommodation for family, guests or multi-generational living.

Outside, the lifestyle continues with a swimming pool, extensive shedding (including a fully powered shed big enough to hold 6 vehicles), entertaining areas, courtyards, water features and abundant parking.

Yet perhaps one of the most exciting aspects of this property is its location.

York is quickly becoming one of Western Australia's most sought-after filming destinations. Recent productions including *Runt*, *The Twelve* and *Overture* have showcased York's stunning heritage streetscape and timeless country charm to audiences around Australia and beyond.

With Perth's screen industry continuing to grow, York's beautifully preserved architecture and authentic Australian character are attracting increasing attention from filmmakers and producers.

For homeowners and investors alike, this growing profile brings exciting possibilities, including increasing tourism, accommodation demand and broader recognition of York as one of Western Australia's most unique heritage destinations.

Property Highlights:

- Built circa 1873

- 3,063m² landholding
- 251m² residence
- 4 x 4 with various living rooms
- Walking distance to caf s, restaurants, shops and events
- Stunning formal lounge and reading rooms
- Beautiful Lincrusta ceilings and period features
- Renovated kitchen with Falcon gas oven
- Dedicated central dining room
- Large stone wine cellar
- Swimming pool
- Extensive shedding and parking for up to six vehicles
- Established gardens, courtyards and entertaining spaces
- Incredible upper-level veranda
- Approximately 1 hour 20 minutes from Perth. 1 hour from Perth airport

For many buyers, this isn't simply a property purchase. It's a chance to choose a different way of life.

Private inspections only. Please contact Kimberley on 0427 259 254 or kimberley.hardie@elders.com.au

- Bedrooms: 4
- Bathrooms: 4

HOMESTEAD

Bedrooms	4
Bathrooms	4







