

1 Godetia Gardens, Mount Claremont, WA 6010



Sold House

Thursday, 15 February 2024

1 Godetia Gardens, Mount Claremont, WA 6010

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 616 m²

Type: House



Bev Heymans
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\$2,200,000

Tucked away in a quiet cul de sac, this well-designed home has everything you need to enjoy the ultimate family lifestyle. Sensibly designed spaces, good proportions, and very low maintenance. Currently tenanted until the end of June. The tenants love the house so much that they would love to extend their lease if that suited a purchaser. Features:

- Three large separate living areas.
- Generous kitchen, which has good bench and cupboard space, display shelves and views to the alfresco area and pool, as well as across the living areas. It has white tiled splashback and wood floors, a walk-in double pantry, and appliances include a Bosch gas cooktop and Westinghouse oven, grill and rangehood
- Casual meals area
- Formal dining room
- Five large bedrooms, one on the ground floor
- Three bathrooms
- Alfresco and a large 10m X 5m swimming pool
- Double garage
- Tasmanian oak floors
- Plantation shutters
- Excellent storage
- Low maintenance gardens
- Split system reverse cycle air conditioning downstairs
- Evaporative air conditioning upstairs

With several excellent primary schools just a short stroll away and a choice of Perth's premium senior schools close by, it's also easy distance from public transport, Challenge Stadium, Bold Park and the beach. Walk to Ashton Avenue shops and the local farmer's market, or visit the conveniently located Claremont and Floreat shopping quarters. Approximate outgoings: Council Rates: \$4,007.83 pa Water Rates: \$2,550.39 pa *Please note that while best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.