

**10A Mofflin Avenue, Claremont, WA 6010**

**DUET**

**House For Sale**

Friday, 3 November 2023

10A Mofflin Avenue, Claremont, WA 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 368 m2**

**Type: House**



Susan James  
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## OFFERS

**THE FEATURES YOU WILL LOVE** This home provides fabulous, low maintenance living in a convenient location. With a private park at the end of the street, your family will love the lifestyle provided by this beautiful home. The modern home has high ceilings, spacious living areas, a versatile floorplan, good separation, a well-designed kitchen with plenty of storage, a lovely undercover alfresco and grass for pets and children to play. Immaculately maintained, the home has been recently painted inside and out, new carpet installed, LED lighting and a new garage door. Additional highlights include ducted reverse cycle airconditioning, bamboo flooring, plantation shutters, alarm, secure double garage, reticulated gardens and a separate study. It's a home that ticks so many boxes.

**THE LIFESTYLE YOU WILL LIVE** It's all about the lifestyle! From here, you can walk, jog or cycle around Lake Claremont, swim at Claremont Pool or HBF Stadium, swing a club at the Lake Claremont Golf Course or throw a frisbee at the Mount Claremont Oval. You can pick up the paper from the local deli, buy fresh produce every Saturday morning at the Farmers Market, enjoy a coffee at one of several local cafes and let the children walk or take the bus or train to one of the premium primary or secondary schools located nearby, or to the CBD. Medical and dental practices and a post office are at the end of the street. It's within the Shenton College catchment and Swanbourne Beach is a short drive away.

**THE DETAILS YOU WILL NEED** Council Rates: \$3,218.55 per annum  
Water Rates: \$2,029.58 per annum  
Land Area: 368m<sup>2</sup>