

13 Claremont Crescent, Claremont, WA 6010

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Sold House

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 281 m2

Type: House



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\$1,250,000

Every corner of this cute circa-1900 2-bedroom 1-bathroom street-front character cottage whispers tales of days gone by just one street back from all the action of central Claremont. Updated and extended over the years, this delightful character property is a great starter or investment, with plenty of scope on offer to put your own personal stamp on things. There are no heritage restrictions or limitations here, with the home also pleasantly surprising you with its privacy, nestled on what is virtually a one-way street with mostly local traffic passing through. Beyond a gorgeous white picket fence, your own gated single car bay out front is complemented by two street-parking permits on offer by the local council, for your convenience. A full-width entry verandah makes an instant first impression, revealing nostalgic high ceilings and solid wooden floorboards. Inside, a central living room keeps conversation separate from meals, with an elevated open-plan kitchen and dining area impressively renovated to include stylish light fittings and quality contemporary appliances. Outdoors, a large pitched rear patio-entertaining deck overlooks the beautiful established garden with mature fruit and olive trees providing an enhanced sense of privacy. Just move on in and enjoy the walk-to-everything lifestyle. What a location, what potential, what an opportunity!

PROPERTY FEATURES

- Central living room featuring slate flooring, stylish light fittings, built-in wooden storage, and a split-system air conditioning unit
- Elevated and tastefully renovated kitchen and dining room, complete with a subway tile splashback and ample storage
- Master bedroom equipped with split-system air conditioning, a ceiling fan, and picturesque views of the front courtyard
- Second bedroom with a ceiling fan and charming views of the front courtyard
- Pitched rear patio-entertaining deck, accessible from the living area
- Family bathroom offering a roman shower, toilet, vanity, and convenient under-bench storage
- Outdoor laundry located off the patio

GENERAL

- Built in the early-1900s
- Victorian Georgian style architecture
- High ceilings and solid timber floors
- Feature ceiling cornices and skirting boards
- Instantaneous gas hot-water system
- Double gates to secure your own single front parking bay
- Two (2) street-parking permits available

OUTDOORS

- Large pitched rear patio-entertaining deck overlooks the beautiful established garden with mature fruit and olive trees
- Inviting full-width verandah entrance featuring a striking leadlight/security door
- Charming white picket fence and gates enhancing the property's curb appeal
- Shaded front courtyard/parking area
- Convenient security-door access to a pitched rear patio-entertaining deck, accessible from the living area
- Corner garden shed located at the rear of the property
- Low-maintenance reticulated gardens
- Side-access gate providing entry to the rear of the property

LOCATION

- Just a short stroll away from Foodies IGA, Mary Street Bakery, Porters Liquor store, and more
- Close proximity to Lake Claremont, offering a short-course golf course, scenic walking trails, a children's playground, and charming cafes
- Convenient walking distance to the local tennis club and Claremont Aquatic Centre
- Across the road from the underpass for effortless access to Claremont Quarter, renowned for its boutique shopping, restaurants, and cafes
- Claremont Train Station at your doorstep, along with ample public transportation options
- Located within the Shenton College catchment zone

INFORMATION YOU WILL NEED: Council Rates: \$1,821.74 per annum
Water Rates: \$1,255.01 per annum
For comprehensive details with more features etc. download the Digital Brochure or contact Jamie Harrington on 0413 009 962 directly.