

**14 Caxton Road, Claremont, WA 6010**

**DUET**

**Sold House**

Wednesday, 6 March 2024

14 Caxton Road, Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 405 m2**

**Type: House**



Susan James  
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**\$3,450,000**

**THE FEATURES YOU WILL LOVE**Rarely found in riverside Claremont, this superb, contemporary Oswald-built home is a show-stopper. Light-filled interiors and a calming, all-white colour palette combine with generous proportions to create a home that is a delight to live in. With a choice of two master bedrooms with spacious ensuite bathrooms (one upstairs and one down), the versatile floorplan ensures the home can be adapted to the changing needs of a family over time. The open plan kitchen, living and dining area seamlessly connects with the undercover alfresco and swimming pool, providing a calming outlook as well as a beautiful entertaining space. The triple garage off the rear ROW is an unexpected surprise. Other highlights include wide oak floorboards, ducted reverse cycle air conditioning, study nook, scullery, plenty of built in storage, plantation shutters, two ovens, secure intercom entry, and a gorgeous landscaped courtyard garden – simply move in and enjoy this beautiful home.

**THE LIFESTYLE YOU WILL LIVE**Walking distance from the sparkling waters of Freshwater Bay, Claremont Park, College Park, Freshwater Bay Primary School, Christ Church, MLC and the Claremont Quarter, the location of this stunning home affords an unparalleled lifestyle. Caxton Road is a quiet little street, with friendly neighbours and many long term residents. Bus and train services are nearby, medical and dental services are within walking distance and there are plenty of cafes and restaurants to tempt you. Secure and private, low maintenance and so easy to live in, this home is ideal for anyone seeking a convenient and low maintenance lifestyle in the heart of riverside Claremont.

**THE DETAILS YOU WILL NEED**Council Rates: \$3,585.69 per annum  
Water Rates: \$2,479.72 per annum  
Land Area: 405m<sup>2</sup>