

**17 Davies Road, Claremont, WA 6010**



**House For Sale**

Saturday, 13 April 2024

17 Davies Road, Claremont, WA 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 397 m2**

**Type: House**



Laura Johns

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## Offers Closing Wednesday 17th April 5pm

Live park side in a desirable, light-filled home in the perfect location: peaceful and private, yet moments to all the best restaurants, facilities and conveniences Claremont offers. This four-bedroom, two-bathroom house boasts a private grassed front courtyard and backyard with beautiful established gardens. Wake up to the birds, walk the dog around the lake in the morning or relax with a wine in the back garden at the end of the day. This home offers a low-maintenance lock-up-and-leave living, while being large enough to accommodate young professionals, downsizers or a growing family. Set behind an unassuming façade, this home is a hidden joy. As you walk in the front gate, you will be welcomed by a sun drenched courtyard and two car carport. Beyond the front door, the scale of the living areas will impress. There is a warm and inviting formal living room with a study nook, creating ideal separation from the kids. To the left is a substantial master suite with split system air conditioning, walk-in wardrobe and ensuite. The dining space neighbours a functional kitchen with sparkling bench tops and a breakfast bar - for quick bites or decadent dinners. The dining space seamlessly blends with the family room, which has plenty of space for everyone to relax and enjoy. Views out to the rear garden are simply an added bonus and make preparing breakfast, lunch or dinner that little bit more pleasing. The second, third and fourth bedrooms are in their own wing and share a spacious bathroom with separate toilet, whilst the laundry is separate from the other wet areas and has its own sink. Glass sliding doors extend the relaxation out to a fabulous alfresco and second paved entertaining courtyard that is more protected. The sounds of local birdlife chirping and singing away in the surrounding treetops can also be heard. There is a small grassed area, perfect for kids or pets to play. If you love to unwind with a swim, walk or sport, this is a dream location. Walk to Claremont Aquatic Centre, Lake Claremont Golf Course, West Coast Tennis Academy or to the numerous gyms and fitness studios nearby. Also within walking distance is Lake Claremont Dog Agility Area, a birdwatching gazebo and numerous playgrounds. The home is also moments from the Claremont Showground, the Equestrian Centre, farmers market, public transport including the train to the airport, and countless cafes, shops and restaurants. Distances to (approx.): - 190m to Claremont Aquatic Centre - 210m to Lake Claremont Golf Course & Teebox Cafe - 500m to West Coast Tennis Academy - 350m Revo Fitness - 400m to Foodies Market IGA - 1km to Mount Claremont Primary School - 700m to Ngala Early Learning and Development Service. Features include: - Four bedrooms - Two bathrooms - Two car carport - Split system AC in master bedroom and living room - Front and rear courtyards - Easy lock-up-and-leave living - Built in 1991 - Recently painted - Brand new carpets throughout. Rates & Local Information: Water Rates: \$1,586.97 (2022/23) Town of Claremont Council Rates: \$2,551.51 (2023/24) Zoning: R30 Primary School Catchment: Mount Claremont Primary School Secondary School Catchments: Shenton College. DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.