

# 17A Mimosa Avenue, Mount Claremont, WA 6010



## Sold House

Thursday, 29 February 2024

17A Mimosa Avenue, Mount Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 366 m2**

**Type: House**



Campbell Airey  
0893868255

**\$1,510,000**

This charming 3 bedroom 1950's Cottage located on a quiet street with white picket fences and lush green lawns is the perfect place to call home. Boasting beautiful polished jarrah floors throughout, lead light glass windows and doors, and open plan living areas are just some of the features you'll fall in love with. Step outside on to the rear deck and enjoy the fully fenced courtyard with an inground pool, perfect for entertaining friends and family. With additional features such as air conditioning, broadband, and a shed for extra storage, this property has it all. Located in a convenient location close to schools, shops, and public transport, this property won't last long. Don't miss out on the opportunity to make this house your new home. Contact us today for more information and to arrange a viewing. Offers are welcome, so don't hesitate to make an offer on this fantastic property. The two front bedrooms are generously sized with built-in robes plus an updated bathroom, shower-over-bath and decorative leadlight window. Plenty of storage cupboard space, separate toilet and third bedroom plus a study or play area for the kids. The rear courtyard is perfect for entertaining on the decking overlooking the large below ground pool that curves around the house providing a cool oasis. This home has been very well maintained and cared for offering a beautiful place to raise a young family on 366sqm low maintenance block close to the Mt Claremont Farmers' Market and Primary School and short drive to the beach. It's also within the Shenton College Catchment, John XXIII College, and close to Claremont Quarter shopping precinct. Conveniently located in a friendly street offering a great lifestyle, you can walk straight in and enjoy this home now and benefit from the potential to add further value in the future. Be quick - this one is sure to impress! There is plenty of value here at an entry price into this outstanding premier suburb with lots of opportunity to extend or add additional accommodation and bathrooms to the home, making this a fantastic investment for your future. Offers Closing Monday 4th March 2024 (IF NOT SOLD PRIOR) Contact the selling agent Campbell Airey 0468 499 599 to arrange a viewing or for more information.