

**18 Langsford Street, Claremont, WA 6010**

**DUET**

**House For Sale**

Saturday, 4 May 2024

18 Langsford Street, Claremont, WA 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



Susan James

0862247860

## OFFERS

**THE FEATURES YOU WILL LOVE** This is a truly beautiful home. Renovated with careful thought and quality craftsmanship, the home is brimming with period features combined with modern luxuries, creating a wonderful home that will continue to stand the test of time. Soaring ceilings, jarrah floorboards and high skirtings provide a nod to the home's heritage. A well-considered modern extension has been added, encompassing a huge family and dining area, stunning all white kitchen and a separate parent's wing, enlarging the home and enhancing the lifestyle it offers. The home has a very workable floorplan with good separation, large bedrooms and generous living spaces. Natural light streams through the abundant timber framed windows. The covered alfresco entertaining area has a fully fitted outdoor kitchen with a pizza oven, BBQ, sink, wine fridges and stainless steel cabinetry. There is even a firepit with built in seating. Other features include ducted reverse cycle air conditioning, external shower, extensive outdoor storage, double carport, retractable awning, plantation shutters, lofted attic. This soulful home has everything your family could possibly need and is definitely one that will tug at your heart strings.

**THE LIFESTYLE YOU WILL LIVE** Walking distance to the Claremont Quarter, local cafes and restaurants, Claremont Park, bus and train services and with Rowe Park at the end of the street, this location will delight everyone in your family. Freshwater Bay Primary and St Thomas Primary are within walking distance and CCGS, Scotch, MLC and UWA are nearby. Cottesloe Beach and the river are easily accessible as are West Perth and the CBD. The quiet semi-cul de sac adds to the peaceful appeal of this neighbourhood – Langsford Street is filled with friendly families and children of all ages. Please note: As with many homes in this heritage precinct, the property is listed on the Town of Claremont's municipal heritage inventory.

**THE DETAILS YOU WILL NEED** Council rates: \$2,885.18 per annum  
Water rates: \$2,008.50 per annum  
Land area: 653sqm