

**18 Wright Avenue, Swanbourne, WA 6010**

**DUET**

**Sold House**

Friday, 17 November 2023

18 Wright Avenue, Swanbourne, WA 6010

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 506 m2**

**Type: House**



Susan James  
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**\$1,900,000**

**THE FEATURES YOU WILL LOVE** Set on an elevated 506sqm block that captures both tree top views and the sea breeze, this gorgeous, well-maintained 1930s bungalow offers the perfect balance of comfort and potential. Offering three bedrooms (two are queen sized), a spacious family room with a stunning decorative ceiling, split system airconditioning and leadlight windows, a renovated kitchen with plenty of storage and a 900mm stainless steel stove, a renovated bathroom, two toilets, separate laundry and space for a study, it's a fabulous opportunity to move into this highly sought after area. The jarrah floorboards are in excellent condition, the ceilings are high and the home has been recently repainted internally (plus the front exterior). There is plenty of space for children and pets to play in both the front and backyards, a shed/workshop and undercover alfresco plus plenty of parking. The property offers so much upside – add a second storey to obtain even better city and tree top views or extend the existing footprint. Opportunities like this are becoming increasingly rare – be quick to secure your slice of beautiful Swanbourne. **THE LIFESTYLE YOU WILL LIVE** This location is simply fantastic. Walk out your front gate to Scotch College (and its vast playing fields), Lake Claremont, Cresswell Oval, Revo gym, Claremont Pool, Lake Claremont golf course and the local cafes and shops of the Swanbourne Village. Swanbourne Primary is down the road, it's within the Shenton College catchment and bus and train services are close by. Walk to the Claremont Quarter for all your shopping needs, pop into Vinotto or The Claremont Hotel for a drink or enjoy one of the many cafes and restaurants in the Claremont town centre. Swanbourne Beach is a short drive away. This little pocket of Swanbourne is full of friendly people who will make you feel welcome from the moment you move in. **THE DETAILS YOU WILL NEED** Council Rates: \$1,831.24 per annum Water Rates: \$1,184.58 per annum Land Area: 506m<sup>2</sup>