

**1A Lobelia Street, Mount Claremont, WA 6010**

**EDISON McGRATH**

**House For Sale**

Friday, 24 May 2024

**1A Lobelia Street, Mount Claremont, WA 6010**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 330 m2**

**Type: House**



Mareena Weston  
0892863655

## UNDER CONTRACT BY MAREENA WESTON

An absolute standout in the lifestyle stakes, this modern, easy-care family home on a green title corner block boasts a commanding street position, with schools, parks, cafes, and public transport all just down the road. Spectacular light filled zones, immaculate presentation, and a crisp neutral colour palette throughout, 1A Lobelia Street epitomizes modern Australian family living nestled amongst unrivalled recreational offerings in the heart of Perth's western suburbs. From the moment you walk through the door you will feel "at home" as the northern sunshine pours into the living zones making it beautifully light, bright and warm. The open-plan kitchen, equipped with Miele and Bosch appliances, overlooks the casual dining and informal living zone, where sky-high ceilings and vast expanses of glass bring an extra dimension of light and space. The spacious dining room features sliding doors that open to a recently added alfresco area with a fan, leading to a large paved outdoor space and a grassed area at the rear, complete with a washing line and drying area. A large activity/theatre room or fourth bedroom is located downstairs, featuring elegant French door entry and sliding doors that provide access to the rear alfresco area. Upstairs, the master suite features shutters and benefits from balcony access and Mt Claremont vista views. His and hers walk in robes provide ample storage space and a modern ensuite with heated towel rail adjoins. There are a further two well sized bedrooms and a main bathroom. The upper level of the home also offers a casual lounge area or children's retreat. Welcome to Mount Claremont .... Footsteps to the walking trails of Claremont's wetlands, an array of terrific parks and sporting ovals plus a selection of Perth's elite schools, this wonderful home offers a premium lifestyle coupled with an astute investment opportunity. It's stellar position close to premier primary and high schools, including John XXIII, Mount Claremont Primary and Scotch College, the Mt Claremont Farmer's Markets, Lake Claremont, sporting ovals, the beach and much more, will make living here a delight and a great investment. A huge bonus is being in the Shenton College catchment. If you are dreaming of a great and easy family lifestyle close to fantastic cafes, shops between the city and sea, stop right here.

**Property Features - Easycare 330sqm green title corner block- 4 bedrooms (or three plus study), 2 bathrooms plus powder room- Open-plan kitchen with Miele and Bosch appliances- Spacious living & dining zone with vaulted ceiling, sliding doors opening to a recently added alfresco area with a fan- Large paved outdoor space and a grassed area at the rear, complete with a washing line and drying area- Large activity/theatre room or fourth bedroom downstairs, featuring elegant French door entry and sliding doors to the rear alfresco area.- Upstairs master suite with balcony access and Mt Claremont vista views, his and hers walk-in robes, and a modern ensuite.- Two additional well-sized bedrooms and a main bathroom upstairs.- Casual lounge area or children's retreat on the upper level.- Two car lock up garage - Split system air conditioning in the main living room, ducted reverse cycle throughout the rest of the house- LED downlights throughout & CCTV - Prime location, just a stone's throw from Mount Claremont Primary School, and a short drive to Claremont Quarter, transport nodes, private schools, and cafes.**

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