

**21 Bernard Street, Claremont, WA 6010**

**DUET**

**House For Sale**

Friday, 31 May 2024

21 Bernard Street, Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1624 m2**

**Type: House**



Susan James  
0862247860

## OFFERS

**THE FEATURES YOU WILL LOVE** This beautiful home has undergone an extensive internal renovation under the guidance of award winning interior designer, Jess O'Shea Designs, creating a simply superb family home that combines sophistication with easy living. No expense has been spared in the renovation, which features fluted glass doors, bespoke two-pac cabinetry inlaid with linen, Austral Dream Dolomite natural stone benchtops, industrial-sealed Chambon travertine flooring, bleached jarrah floorboards, gas and wood fireplaces with Portsea limestone mantles and gorgeous new door hardware. Featuring a stunning, spacious kitchen with an abundance of cabinetry and bench space, three beautiful new bathrooms with custom vanities, huge formal and informal living areas, a study with a built-in desk and a large underground cellar, this home is "move-in ready". The open plan family, meals and kitchen area faces north, drawing glorious natural light in through the tall glass and timber doors. This area opens out to a large grassed area, alfresco and swimming pool, with a tennis court beyond. There are several outbuildings which include a workshop, fourth bathroom with separate toilet, undercover BBQ area and a double garage off a right of way. Stage 2 of the renovation, the landscaping, is ready for the magic touch of its new owners. Tristan Peirce has prepared an incredible garden and landscaping design, which can be viewed on site. The 1624sqm, R20-zoned block presents a rare and exciting opportunity to subdivide and prosper, either now or landbank for the future. The right of way off John Street provides access to a potential block (currently the tennis court) at the rear of the property, whilst retaining a substantial landholding encompassing the house and swimming pool. Come and see this exemplary home, and the huge development upside it offers, for yourself.**PLEASE NOTE:** There is NO heritage listing on this property. **THE LIFESTYLE YOU WILL LIVE** Experience the very best of the Claremont lifestyle from this convenient location. Stroll to Claremont Park (at the end of the street), College Park, Mrs Herbert's Park on the river, the Claremont Quarter shopping centre, local cafes and restaurants and the sparkling waters of Freshwater Bay. Premium schools including Christ Church, MLC, Scotch College and Freshwater Bay Primary are all close by and the home is within the Shenton College catchment. Bus and train services make getting around easy, and there are cycle paths and plenty of walking and jogging routes to enjoy. The Bay Rd Pantry, Claremont Medical Centre and a gym are all within walking distance. It's a tightly held little pocket of the world, where properties remain in the same family for decades. Don't miss this special opportunity to be part of a wonderful community.**THE DETAILS YOU WILL NEED**Council Rates: \$3,142.33 per annum Water Rates: \$2,281.56 per annumLand Area: 1624m2