

22 Abbey Gardens, Mount Claremont, WA 6010



Sold House

Wednesday, 17 January 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 276 m2

Type: House



Tim Caporn

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Contact agent

Welcome to your dream home nestled in a serene cul-de-sac within a lush, leafy suburb - a charming street front 3-bedroom, 2-bathroom townhouse that offers the perfect blend of tranquility and convenience. This idyllic property is a haven for families, with proximity to excellent schools and ample parkland for outdoor activities. The open-plan living area is flooded with natural sunlight, creating a warm and inviting atmosphere and the private shady courtyard beckons for leisurely afternoons or alfresco dining under the stars, providing a peaceful retreat after a busy day. This townhouse is designed for practicality and comfort, boasting three generously sized bedrooms, with the master bedroom featuring its own ensuite for added luxury. The convenience extends to the large double carport, ensuring ample space for vehicles. Whether you're a first-time homebuyer, downsizing, looking for a lock-and-leave lifestyle, or eyeing an investment opportunity, this property ticks all the boxes. Moreover, the location offers a myriad of leisure options, from rejuvenating bush walks in Bold Park to picking up fresh vegetables at the Saturday Mt Claremont farmers market. Embrace the vibrant local culture with a coffee at one of the nearby cafes or take a short trip for a refreshing dip in the sparkling Indian Ocean - your perfect home awaits! For more information or to arrange an inspection please contact Tim Caporn 0406 300 828.

Accommodation • 3 Bedrooms • Main with ensuite and balcony • 2 Bathrooms • Open plan Kitchen, Living, Dining • Plenty of storage • Double carport • Rear private courtyard

Property Features • Quiet Cul de sac location • Air conditioning • Freshly painted • High ceilings

Close By • Bold Park • JTC, Shenton College catchment • Mt Claremont Farmers Market • The Indian ocean • Lake Claremont

Strata: \$577.50 **Council Rates:** \$2,211.78 **Water Rates:** \$1,355.59