

**22 Godetia Gardens, Mount Claremont, WA 6010**

**DUET**

**House For Sale**

Thursday, 23 November 2023

22 Godetia Gardens, Mount Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 426 m2**

**Type: House**



Susan James  
0408003700



Craig Gaspar  
0862447860

## OFFERS

**THE FEATURES YOU WILL LOVE** This is such an exciting opportunity to buy into a gorgeous, leafy neighbourhood. Set on a 426sqm green title block, this fabulous 1990s two-storey home offers plenty of accommodation and outdoor space. With a ground floor master bedroom, a renovated bathroom close by, two open plan living areas, a lovely renovated kitchen plus two good sized bedrooms and a bathroom upstairs, this home will grow and adapt to the changing needs of your family. There is plenty of garden for children and pets and a large paved alfresco area for entertaining. The home has been freshly painted internally and has new carpet, making it ready to move straight into and enjoy.

**THE LIFESTYLE YOU WILL LIVE** This family friendly location will put you right in the heart of western suburbs and provide your family with access to so many fabulous amenities. Bus stops, Lake Claremont, JTC and Mt Claremont Primary are within walking distance, the beach is a short drive away and Lake Claremont Golf Course, Claremont Pool and HBF Stadium are all easily accessible. It is within the Shenton College catchment, close to a variety of excellent local primary schools and provides ready access to the Claremont Quarter, Floreat Forum, train line, bus services along Alfred Rd and the CBD. With plenty of room for the whole family and located in a peaceful little pocket of Mt Claremont, you will simply love living here.

**THE DETAILS YOU WILL NEED** Water Rates: \$1,820.01 per annum Land Area: 426m<sup>2</sup>