

**23/18 St Johns Wood Boulevard, Mount Claremont,  
WA 6010**

**central**

**Unit For Sale**

Friday, 17 November 2023

23/18 St Johns Wood Boulevard, Mount Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chris Storey  
0893883333

## Offers

Beautifully positioned high on the hill, adjacent to the stunning heritage listed Montgomery House and Anne Dorrington Park, this stylish three bedroom property is both versatile and deceptively spacious. With stunning wrap around gardens, enjoying both northerly and westerly aspects, this residence is the perfect downsizer, investment of first time purchase nestled in the premier St Johns Wood area of Mount Claremont. Greatly improved and refurbished by its current owners, this property features a stylish contemporary kitchen featuring European appliances, stone worktops, exceptional design, and intelligent storage solutions. The heart of the home encompasses the open plan living and dining areas, with the kitchen sitting adjacent and enjoying a sense of separation. In addition, the patio doors from both living and dining areas allow the gardens to become an integral part of a wonderful indoor-outdoor experience, perfect for entertaining. The master bedroom is quietly situated at the rear of the property, with additional access to the family bathroom, providing an ensuite option when required. This principal bedroom enjoys a triple wardrobe and a very pleasant view out to the gardens. The second bedroom is positioned away from the master and also enjoys a fitted wardrobe. In addition, there is a separate powder room ideal for guests and visitors. Ideal for family gatherings, parties and evening meals, the outside areas to this property are a huge asset and unusually generous for a home of this type. Also, there is scope to add an outdoor kitchenette with a suitable covered area within the rear veranda space. In addition, there is a generous drying area to the rear of the property, with a very useful external store room. To the front there is a courtyard and an allocated single car port space. This property also enjoys reverse cycle air conditioning. The amenities and focal points of the local St Johns Wood area are particular highlights, with the stunning, recently refurbished Montgomery Hall (<https://www.montgomeryhall.com.au/>) a few minutes walk away. Overlooking the magnificent heritage Hall, the local park on St Johns Wood Boulevard is also a wonderful local feature, with a superb children's play areas, BBQs and picnic benches. Slightly further afield are the hugely popular Saturday Farmer's Market at Mount Claremont Primary School, while the highly regarded John XXIII College is easily accessible via a walkway adjacent to Montgomery Hall, allowing children to walk safely to school. The surrounding area is awash with attractions and green spaces including amazing beaches at Cottesloe, Swanbourne, Floreat, City Beach & Scarborough, opportunities to engage with nature at Perry Lakes, Bold Park and Lake Claremont or perhaps a shopping frenzy at either the Claremont Quarter or Floreat Forum, the choices are fantastic!!

Features:- Bright 2/3 bedroom residence - Study or bedroom 3 option- Family bathroom with ensuite option- Powder room- Fully renovated with high quality finishes- Miele appliances & Stone work tops- Split system air conditioning- Stunning Haiku fans- Smart lighting & updated electrical fittings- Refurbished kitchen & laundry with intelligent storage - Good size external store- Exceptional outdoor living areas to three aspects- Large Jarrah deck with superb outdoor lighting- Outdoor shower- Front courtyard- Single car port- Quiet and tranquil location

For further information and viewing arrangements, please contact Chris Storey 0420 290 906 | [chris@centralagency.com.au](mailto:chris@centralagency.com.au)

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