

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

**DUET**

**House For Sale**

Tuesday, 6 February 2024

25 Godetia Gardens, Mount Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 385 m2**

**Type: House**



Susan James

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## OFFERS

**THE FEATURES YOU WILL LOVE** This stunning, fully renovated two-storey home is a standout in this peaceful pocket of Mt Claremont. Located on a corner block and set behind a tall wall, the home is private, secure and whisper quiet. Surrounded by stunning landscaped gardens, with plenty of lawn for children and pets to play, the home has been beautifully renovated to create a peaceful urban oasis. Enjoy year round entertaining in the stunning travertine-paved undercover alfresco, which is large enough to accommodate both a dining and lounge area and serves as an additional living area for much of the year. The kitchen is simply beautiful – light-filled with plenty of storage and quality appliances. There is a master bedroom on the ground floor, with a gorgeous renovated ensuite and a second living area nearby. The other bedrooms are upstairs, along with a second renovated bathroom. The exterior of the home has been rendered and the roof replaced. Painted internally and externally, with near new carpet, plantation shutters, a double garage, ducted reverse cycle air conditioning plus split systems upstairs, ceiling fans in all bedrooms, internal and external storerooms and reticulated gardens. Move straight in and enjoy this simply stunning home.

**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, you will love living here.

**THE DETAILS YOU WILL NEED** Council Rates: \$2,693.30 per annum  
Water Rates: \$1,566.86 per annum  
Land Area: 385m<sup>2</sup>