

**26 Langsford Street, Claremont, WA 6010**

**DUET**

**Sold House**

Sunday, 13 August 2023

26 Langsford Street, Claremont, WA 6010

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 653 m<sup>2</sup>

Type: House

**\$2,450,000**

**THE FEATURES YOU WILL LOVE** Superbly renovated and extended, this beautiful character home is set on a 653sqm green title block within Claremont's highly sought-after heritage precinct. Combining timeless character features with contemporary finishes, this light-filled home flows perfectly and is a joy to live in. The current owners have made several enhancements to the home over the past couple of years, adding a stunning new kitchen, new cabinetry, extending (and staining with Black Japan) the timber floorboards throughout the extension, new lighting and fresh paint, elevating the home to a new level of comfort. This home has everything your family could possibly need and will certainly tug at your heart strings. **THE LIFESTYLE YOU WILL LIVE** Walking distance to the Claremont Quarter, Bunnings, local cafes and restaurants, Claremont Park, bus and train services and with Rowe Park at the end of the street, this location really is a dream for both families and downsizers. Freshwater Bay Primary is within walking distance and CCGS, Scotch, MLC and UWA are nearby. The quiet cul de sac adds to the peaceful appeal of this neighbourhood – Langsford Street is filled with friendly families and downsizers who simply love living here. **THE DETAILS YOU WILL NEED** Council Rates: \$3,345,39 per annum Water Rates: \$2,452.43 per annum Land Area: 653m<sup>2</sup>