

26 St Johns Wood Boulevard, Mount Claremont, WA  **M+M** PROPERTY CONSULTANTS PTY LTD

6010

House For Sale

Friday, 31 May 2024

26 St Johns Wood Boulevard, Mount Claremont, WA 6010

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 397 m2

Type: House



Kevan Sparks
0894438210

Contact Agent for Price Guide

Welcome to 26 St Johns Wood Boulevard...Discover the seamless blend of charm and practicality awaiting you on this generously sized 397m² block! Perched elegantly high on the hill and boasting an extensive street frontage, this charming three-bedroom, two-bathroom abode is nestled beside the picturesque, heritage-listed Montgomery House and the tranquil Anne Dorrington Park. With its airy ambiance and elevated stance, the residence exudes pride, offering sweeping views and utmost privacy. Residing in the esteemed St Johns Wood enclave within leafy Mount Claremont, this property is ideal for downsizers, investors and first-home buyers alike! As you step inside this elegant home, a spacious open-plan lounge and dining area flow seamlessly into a separate kitchen, unified by a breakfast bar. Built-in cupboards in the hallway add to the home's practicality, ensuring ample storage in this low-maintenance gem. The living areas lead to an elevated front courtyard, fostering a seamless indoor-outdoor lifestyle, perfect for entertaining or simply enjoying the refreshing breeze. The master suite is generously proportioned, featuring a walk-in robe and a coveted ensuite with a separate W/C. As you move towards the rear of the home, stumble upon bedrooms two and three, offering a commodious shared bathroom, with the second bedroom equipped with a built-in wardrobe. Additional amenities include a spacious laundry room with an easy-to-access drying courtyard, as well as supplementary storage at the rear of the double garage. Noteworthy features:- Spacious master bedroom with ensuite and walk-in robe- Two generously sized secondary bedrooms- Double garage with storage- Parking for additional cars on the generous 397m² property- Access to further visitor parking spaces- Front & rear gardens and courtyards with reticulation- Bonus shade-sail posts in front courtyard- Expansive open-plan kitchen, living, and dining area- Well-appointed kitchen with ample storage and a new oven- Brand new carpets, timber tone flooring, and downlights throughout- Split system reverse cycle air-conditioning- Laundry room with drying courtyard- Separate W/C for guests- Security screens- Solar panels featuring 3KW inverter- Prime location near Anne Dorrington Park and Montgomery Hall- Within the catchment zones of Shenton College, John XXIII College, and Mount Claremont Primary School- Proximity to HBF Stadium, UWA Sports Park, Bendat Basketball Centre, and Mount Claremont Oval- Abundance of green spaces at Lake Claremont, Perry Lakes, and Bold Park- Walking distance to Mount Claremont Community Centre- Short drive to spectacular beaches [and lifestyle] at Cottesloe, Swanbourne, City Beach, Floreat, and Scarborough. The local amenities and attractions in the St Johns Wood area are particularly noteworthy, with the recently refurbished Montgomery Hall and the charming local park on St Johns Wood Boulevard just a stone's throw away. Don't miss out! Contact Kevan Sparks (0407 770 739) to arrange an inspection! Rates: Council - \$2,204.52 per annum Water - awaiting confirmation from WaterCorp Strata - \$646.25 per quarter* All rates figures are approximations, based on the previous financial year's costs* **DISCLAIMER:** Please note while every care has been taken in the preparation of the details provided; neither the Agent nor seller guarantee their accuracy. The advertisement provides general information only and does not represent the Seller, their Agent nor form any part of the contract. Prospective buyers are encouraged to conduct their own due diligence to ensure their expectations are accurately met.