

**29 Clement Street, Swanbourne, WA 6010**

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**House For Sale**

Friday, 19 April 2024

29 Clement Street, Swanbourne, WA 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 321 m2**

**Type: House**



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## JUST LISTED

Discover this beautifully renovated two-storey residence, perfectly positioned in the sought-after Allen Park precinct of Swanbourne. This exquisite home features a versatile, low-maintenance floor plan designed to embrace its serene surroundings. A lifestyle marked by tranquility, privacy and convenience, securely nestled behind a private front gate awaits. As you enter, a spacious front lounge invites you in with peeps to the surrounding greenery part of the allure. Beyond lies the heart of the home-an open-plan family, dining, and kitchen area where polished concrete benchtops and state-of-the-art Smeg appliances command attention, perfectly blending form and function for a truly sophisticated living experience. Sliding doors from the living room, open to an inviting north facing outdoor area featuring an alfresco entertaining deck that overlooks a below ground saltwater pool. Adjacent sits a small, shaded lawn area and garden with a beautiful mature frangipani tree. Upstairs, the private sleeping quarters are anchored by a magnificent master wing, featuring a luxurious fully tiled ensuite adjoining the main bedroom. The versatile fourth bedroom can seamlessly transform into a walk-in dressing room, home office, or nursery, adapting effortlessly to meet any of your desires. At the end of the street, discover the delights of Allen Park, the local tennis club and a host of exceptional community sporting facilities. Additionally, multiple bus stops are conveniently located nearby, along with local favourites like Kirkwood Deli and North Street Store. For dining and leisure, The Shorehouse and Swanbourne Beach are also within easy walking distance, placing the best of the area right at your fingertips for a truly connected and vibrant lifestyle. Top educational institutions like Scotch College, world-class shopping at Claremont Quarter and Swanbourne Train Station are also conveniently close by, adding to the appeal of residing on the highly regarded Clement Street. This tranquil and leafy coveted neighbourhood is perfectly positioned to enjoy the best of coastal living and unparalleled convenience.

**PROPERTY FEATURES**

**Ground Level**

- Lounge Room - featuring split-system air-conditioning, views of the side garden and located opposite a full-height, double-sliding-door entry storage cupboard.
- Open-Plan Family, Dining, and Kitchen Area with split-system air conditioning, with stylish light fittings and two sets of bi-fold doors leading to the outdoors.
- Kitchen - equipped with polished concrete benchtops, double sinks, mirrored splash backs, an integrated range hood, a stainless-steel Smeg six-burner gas cooktop, under-bench oven, and a Fisher and Paykel double-drawer dishwasher.
- Scullery - adjacent to kitchen, includes an LG fridge/freezer combination and a water-filter tap and under sink cabinetry.
- Laundry - overhead and under-bench storage cupboards, internal hanging space, and external side access for drying.
- Powder Room - conveniently located downstairs off the entry.

**Upstairs**

- Master Bedroom - enter via a barn slider to create a private parents' retreat with ensuite and walk-in-wardrobe.
- Master Ensuite - features a frosted-glass slider, floor-to-ceiling tiling, walk-in ceiling-mounted rain shower, a second rain showerhead, separate "his and hers" twin-vanity basins with ample storage, heated towel rack, toilet, and north-facing views.
- Second Bedroom - large and carpeted with north-facing views and built-in robes.
- Third Bedroom - large and carpeted with north-facing views and built-in robes.
- Flexible 'Fourth Bedroom' - adjacent to the master suite, this carpeted room is generously sized and versatile enough to be used as a walk-in robe, home office, or nursery.
- Family Bathroom - luxuriously appointed with floor-to-ceiling tiling, a free-standing bathtub, open rain shower, heated towel rail, and separate adjacent fully-tiled toilet.

**INFORMATION YOU WILL NEED**

Council Rates: \$3,833.74  
Water Rates: \$1,868.63

For comprehensive information about this property with more photos and features, download the Digital Brochure or call Jamie Harrington to arrange a viewing on 0413 009 962