

# 29A Mengler Avenue, Claremont, WA 6010



## House For Sale

Saturday, 11 May 2024

29A Mengler Avenue, Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



Olivia Porteous

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## FROM MID \$1M's

Enjoy stylish and secure low-maintenance living from within the walls of this contemporary 3 bedroom 2 bathroom abode, conveniently nestled only footsteps away from all of your everyday amenities and just minutes from the heart of Claremont. Gated access to your "front" door down the side of the property adds peace of mind to what is an enviable lifestyle, eventually revealing the central hub of a dining area - complete with gas-bayonet heating, next to the kitchen. The latter is well-equipped with double sinks, tiled splashbacks, a corner pantry, a range hood, a Westinghouse stainless-steel five-burner gas-cooktop/oven combination and a sleek white Miele dishwasher for good measure. It all overlooks a small study/computer nook and a carpeted and sunken living room at the rear of the house - complete with a cathedral-style high ceiling that adds a sense of spaciousness to this part of the floor plan, split-system air-conditioning, a second gas bayonet to help counter the winter chill and seamless double-door access out to a pitched north-facing patio-entertaining area, forming part of a paved courtyard setting with easy-care artificial turf and a connecting drying space. Back inside, all three bedrooms are carpeted for comfort, inclusive of a spacious master suite that neighbours a central courtyard with a lovely patio and shade sail and boasts split-system air-conditioning, fitted and mirrored built-in wardrobes, custom shelving, a separate walk-in robe and a private ensuite bathroom - shower, separate bathtub, twin "his and hers" vanities, under-bench storage, heat lamps, separate toilet and all. Both spare bedrooms - inclusive of a larger second bedroom - have built-in double robes and split-system air-conditioners of their own. They are also serviced by a practical main bathroom, where a shower and separate bathtub help cater for everybody's personal needs. Walk to both the Karrakatta and Loch Street Train Stations from here, as well as the Mount Claremont Farmers' Market, the Claremont Showground, lush local parklands, picturesque Lake Claremont, the Lake Claremont Golf Course, the Claremont Aquatic Centre and several bus stops that will assist you on your journey to either the city or Fremantle. Only minutes from your front doorstep, you will also discover a host of medical facilities, Scotch College, John XXIII College, Christ Church Grammar School, Methodist Ladies' College, our picturesque Swan River, exclusive yachting and sporting clubs, world-class shopping at the nearby Claremont Quarter precinct, glorious western-suburbs' beaches and so much more. As far as desirable locations go, this one is right up there with the best of them! Features: Freshly painted High ceilings Low-maintenance timber-look flooring Separate living and dining areas Stylish kitchen with a dishwasher North-facing patio-entertaining courtyard Large master suite with ample storage Robes in every bedroom Separate bathtubs and showers in both bathrooms Separate laundry with a linen press, under-bench storage and security-door access out to the side drying courtyard Walk-in linen press Built-in additional linen cupboard Ducted and zoned reverse-cycle air-conditioning Split-system air-conditioning Gas bayonets Outdoor power points Gas hot-water system Reticulation Easy-care gardens Remote-controlled double lock-up garage with a storage area and internal shopper's entry Attic space above garage 392sqm (approx.) land size Built in 1999 (approx.)