

2A Myera Street, Swanbourne, WA 6010



House For Sale

Friday, 3 May 2024

2A Myera Street, Swanbourne, WA 6010

Bedrooms: 4

Bathrooms: 3

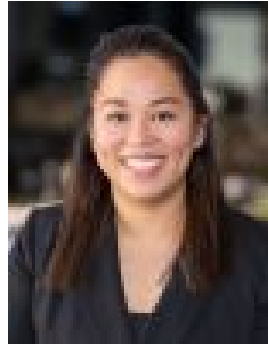
Parkings: 4

Area: 423 m2

Type: House



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Please Call For Details

Nestled on a commanding, yet low-maintenance, 423sqm (approx.) corner block where the stunning lakeside Ballaruk Bushland sits only walking distance away and at the end of the cul-de-sac, this impressive brand-new 4 bedroom 3 bathroom two-storey residence defines modern “lock-up-and-leave” living, offering a versatile floor plan in one of Perth's premier locations. Beyond a wide feature entry door lies an open-plan living, dining and kitchen area downstairs, boasting sparkling stone bench tops, tiled splashbacks, a breakfast bar for quick bites, double sinks, a walk-in pantry, tiled splashbacks, soft-closing drawers, an integrated range hood, a stainless-steel five-burner Ilve gas cooktop, a stainless-steel oven of the same brand and a trio of splendid north-facing windows that let ample natural light filter in to the hub of the house. Double sliders off here reveal access out to a paved side alfresco-entertaining courtyard that captures all of the morning sunshine. Staying on the ground floor, a separate carpeted home office or extra living room doubles as a potential fifth-bedroom option with a pleasant leafy aspect. A huge front second bedroom is also carpeted for comfort and is light and bright, playing host to full-height double-sliding-door built-in wardrobes. The commodious master suite on the other side of the layout has skirting boards, a walk-in robe and a sublime ensuite bathroom with an over-sized shower, a separate toilet and twin “his and hers” stone vanities with under-bench storage cupboards. Completing the lower-level features are a large under-stair storeroom, a powder room, a laundry off the kitchen (with a stone bench top, tiled splashbacks, a walk-in linen press behind full-height double sliders, under-bench and over-head cupboard storage and access out to the side drying courtyard) and a stylish main bathroom with a shower, separate bathtub, a stone vanity and under-bench storage space. Upstairs, there is a handy carpeted activity/study area that takes full advantage of the surrounding light and greenery, a separate toilet, a linen press and a “third” bathroom with a shower, stone vanity and further under-bench cupboards. The third and fourth bedrooms are both carpeted also – the latter comprising of generous proportions, a walk-in robe and north and west-facing tree-lined aspects from within. The third bedroom also benefits from leafy north-facing views, as well as full-height double-sliding-door built-in robes. The glorious Swanbourne and Cottesloe Beaches and the world-class Claremont Quarter retail precinct are all nearby, with a close proximity to the majority of Perth's finest schools an added bonus – inclusive of Shenton College, Christ Church Grammar School, Scotch College, Methodist Ladies' College and even John XXIII College, to complement walking-distance access to Swanbourne Primary School. Also only footsteps away are the likes of the Cottesloe Golf Club, sprawling Allen Park, community sporting facilities, medical facilities, local grocery shopping, the Lake Claremont Golf Course, Claremont Aquatic Centre, the local farmer's market, cafes, restaurants, the river, the Claremont and Swanbourne Train Stations and so much more. This is where quality and convenience combine – and in the best way possible!

Key Features and Local Amenities:

- 4 bedrooms, 3 bathrooms
- Easy-care timber-look flooring
- Open-plan living/dining/kitchen area downstairs
- Flexible separate office, second living room or 5th bedroom on the ground floor
- Upper-level study/activity area
- Spacious lower-level master and second bedrooms
- Upstairs third and fourth bedrooms
- Robes in every bedroom
- Separate spare bathrooms on each floor
- Laundry off the kitchen – with ample storage space
- Downstairs powder room
- Separate upstairs toilet
- Under-stair storage
- Upstairs linen press
- Solar-power panels
- Tesla Powerwall
- Ducted reverse-cycle air-conditioning with Airtouch 2+ zoning controls
- Stone bench tops
- Extra-height doors/doorways
- Feature ceiling cornices
- Down lights
- Outdoor power points
- Double carport
- Remote-controlled double lock-up garage beyond the carport – home to a side storage area and a handy intern
- Side-access gate, off the property's second street frontage
- Stroll to bus stops, Swanbourne Primary School, both local golf courses, Lake Claremont and lush green surrounding parklands
- Short drive to both Swanbourne and Cottesloe Beaches – and trendy coastal food and coffee spots, including The Shorehouse, overlooking the ocean at Swanbourne
- Easy access to public transport – including the Claremont and Swanbourne Train Stations
- Minutes away from top private schools and world-class food and shopping at Claremont Quarter
- Swanbourne Primary School and Shenton College catchment zones

DISCLAIMER: Lawn has been added for illustration purposes only
Council Rates: Approx \$1,712 per annum
Water Rates: Approx. \$733 per annum
Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.