

# 3 Kildare Road, Floreat, WA 6014

## House For Sale

Saturday, 11 November 2023

3 Kildare Road, Floreat, WA 6014

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 837 m2**

**Type: House**



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## OFFERS

Stunningly situated in a tranquil and sought-after pocket of Floreat that is framed by beautiful Bold Park, Wembley Golf Course, the spectacular Perry Lakes Reserve precinct and fantastic Floreat Park community sporting facilities, this wonderful 4 bedroom 2 bathroom family home is laden with character and has something for absolutely everybody – also nestled just footsteps away from Floreat Forum Shopping Centre, Floreat Park Primary School, restaurants, bus stops and more. Solid wooden Jarrah floorboards and decorative ornate ceiling cornices only add to the charm here, with the formal front lounge room warmed by a feature gas fireplace in the winter. Double doors lead the connecting formal-dining space out to the delightful wraparound entry verandah, adding to the sense of flow. A spacious open-plan family and meals area is highlighted by a pot-belly wood fireplace heater, two ceiling fans, a built-in cellar in the corner and an exquisite timber kitchen with sparkling bench tops, stainless-steel range-hood and oven appliances, an electric hotplate, a large appliance nook, tiled splashbacks, a double-door storage pantry and more. At the rear, double doors off the family room reveal a terrific entertaining verandah and patio that overlook plenty of paving and a gorgeous garden oasis where you aren't limited to where you can sit and relax in complete privacy. Back inside, a commodious master-bedroom suite can be found in its own separate wing to one side of the house, boasting a giant walk-in wardrobe, a ceiling fan, alfresco access and a sumptuous fully-tiled and renovated ensuite bathroom with a walk-in rain/hose shower and twin “his and hers” vanity basins. Next to the master sits a versatile fourth bedroom – or study – that can easily be converted into a nursery too, if need be. On the other side of the floor plan, both spare bedrooms are over-sized and have built-in double robes, serviced by a contemporary main family bathroom where a separate shower and bathtub help cater for everyone's personal needs. This outstanding residence is also perched within the highly-regarded Shenton College catchment zone and lies around the corner from the lovely Roscommon Nature Reserve, also nestled very close to picturesque lakes, Bold Park Aquatic Centre, HBF Stadium, cafes, glorious swimming beaches, the city and other public-transport options. A timeless sanctuary of comfort awaits you! Other features include, but are not limited to:

- Carpeted formal areas with gorgeous archway entrances
- Carpeted bedrooms
- Separate laundry, with external access for drying
- Powder room at the front of the house
- Separate 3rd toilet, with a separate powder/vanity area
- Massive walk-in linen press
- Hallway storage/linen cupboards
- Ducted-evaporative air-conditioning
- Down lights
- Skirting boards
- Lush green front-yard lawns
- Leafy established gardens
- External rear storeroom
- Double lock-up garage with external/side access
- Ample driveway parking space for your boat, caravan or trailer
- Huge 837sqm (approx.) block

Points of Interest:

- Herdsman Fresh (2.1km)
- Wembley Golf Course (1.8km)
- Floreat Forum (950m)
- Floreat beach (3.3km)
- Perth CBD (7.7km)
- St John of God Hospital (3.8km)

Schools:

- Floreat Park Primary School (700m)
- Shenton College (4.2km)

Are you ready to #experience remarkable Contact Mathew St Guillaume for more details, 0400 049 099 ALL OFFERS PRESENTED 5th DECEMBER 2023 UNLESS SOLD PRIOR