

**3 Moss Vale, Floreat, WA 6014**



**Sold House**

Saturday, 25 November 2023

3 Moss Vale, Floreat, WA 6014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 527 m2**

**Type: House**



Helen Hemery

0408370809

## Contact agent

Ideally located within a sought after and tightly held cul-de-sac, mere steps from the play area and tennis courts of Lawler Park, this gorgeous low-maintenance home will appeal equally to families and "right-sizers" seeking a peaceful environment with quick and convenient access to all the wonderful amenities that Floreat has to offer. Positioned on an easy care 527sqm block, this not too big, not too small single-level home is light and bright, incorporating high ceilings and leafy outlooks from every window. The well laid out floorplan includes 2 living areas, separated by a central kitchen and meals area, and excellent separation between parents' and minor bedrooms. Positioned at the front of the home, the spacious lounge/dining space is flooded with natural light from north facing windows and offers a peaceful sanctuary from the business of everyday life. The nearby master bedroom is surprisingly large, with a spacious built-in robe and private ensuite bathroom. Beyond these rooms, the open-plan kitchen/meals/family zone opens onto a large, sheltered courtyard, an ideal spot for year-round entertaining. With ample room for pets and children to play, this well-protected area is big enough for gardeners to potter, but not too big to become a chore. A separate bedroom wing at the rear of the home includes 2 minor bedrooms, both with built-in robes and ceiling fans, plus the family bathroom and laundry with rear access to a drying area. Finally, a dedicated study with a window through to the family room caters to the needs of home-based workers or students, within sight of activities in the kitchen. Positioned in a quiet enclave and surrounded by similar single-level homes, this comfortable residence sits in the midst of a peaceful and family-oriented neighbourhood, a pleasant walk to the cafes and shops of Kirwan and Birkdale Streets. Kids and pets are well catered for by nearby Lawler Park, while local buses will take you directly to the CBD. This home is also within easy reach of some of Perth's best sporting facilities, including Matthews Netball Centre, HBF Stadium, basketball and athletics centres, while Floreat and City Beaches are just down the road for a swim or to enjoy the cafes, restaurants and picnic areas. Homes such as this do not last long. Contact Helen to register your interest. FEATURES INCLUDE: • 527sqm GREEN TITLE block • 2-car garage with drive-through access to the rear for trailer/small boat • 3 bedrooms, plus study and 2 living areas • Large, covered outdoor entertaining area • Ducted evaporative A/C plus split system in family area • Wood fireplace plus gas bayonets for heating • Carpeted bedrooms, formal lounge • Modern wood-look laminate floors in family area • Ducted vacuum system • Automated reticulation from mains water • New gas storage hot water system • Garden shed • Optional Floreat/Jolimont Primary School catchments • Shenton College catchment