

**31 Fern Street, Swanbourne, WA 6010**

**House For Sale**

Saturday, 13 April 2024



31 Fern Street, Swanbourne, WA 6010

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Jayson Renouf

0412597586

## Offers

Presented by Jayson Renouf of Renouf Real Estate. Swanbourne's Top Selling Agent and Agency again in 2023! Ideally located in one of Swanbourne's most revered locations this capacious residence set on a substantial, subdivisible 906 sqm block provides an idyllic setting for family life. A welcoming ambience emanates throughout the homes generous proportions perfectly in sync with its enviable location. The home provides equally to the whole family and provides excellent zoning opportunities with a sense of space and scale that few homes in the suburb of Swanbourne can match. The accommodation is comprised of a Master Suite with a host of minor bedrooms to accommodate a larger family. The home is surrounded by landscaped gardens with plenty of room for the children to play with the expansive rear North facing garden providing the ideal opportunity for exercise and leisure in the privacy of your own home. The residence is complete with all the modern conveniences including reverse cycle air-conditioning and ample internal storage. Also located in the rear garden is a swimming pool and a choice of enviable alfresco areas that include a wood fired pizza oven and a substantial covered area complete with an outdoor kitchen making the home perfect for entertaining. Standing in the rear, north facing gardens one can't help but picture the future birthday parties and other significant family functions that will be held by the lucky new owner on this luxurious expanse of lawn. You will be hard pressed to find a more accommodating and well-rounded family home in the Swanbourne area. With a generous level of accommodation and an abundance of living areas you are spoilt for choice as you wander the expansive floor plan and grounds of this welcoming residence. Under cover parking is provided for two vehicles in the lock up garage with an adjoining utility area for additional storage or to possibly park extra cars, a boat, a caravan and more! Property Particulars: Total Area 906 square metres, Frontage 19.92 metres, Depth 45.46 metres, Local Authority: Town of Claremont, Council Rates: \$3949.37 23/24, Water Rates: \$2150.32 23/24. Kindly note the property is subdivisible subject to all relevant approvals which ensures this property is an outstanding investment. \*Please note that while best effort is made to ensure the particulars are correct at time of listing, they are provided for reference only and may be subject to change. Features: 6 Bedrooms all with built in robes, 3 Bathrooms, oversize laundry, Lounge room, Dining room, Study, informal Dining and Family room adjoining the Kitchen which overlooks the rear gardens, separate media room, beautifully maintained reticulated gardens with room to do everything a family could dream of! Locational Benefits: The property is situated in a prominent position within the prestigious coastal suburb of Swanbourne. This high amenity location is only minutes from pristine Swanbourne & Cottesloe beaches and the vibrant Claremont Quarter retail precinct. The site provides close proximity to the majority of Perth's finest schools. Additional local amenities nearby include Cottesloe Golf Club, Claremont Showground, Allen Park and the Lake Claremont Reserve. A once in a generation opportunity offering a fabulous lifestyle from this grand residence set upon one of the suburb's most significant land holdings that is subdivisible subject to all relevant approvals. Enjoy this beautiful family home while the substantial, subdivisible land content ensures that your money is working hard for you! An investment that is certain to serve this generation and the one that follows, make it yours! For further information or to register your interest in this outstanding property contact the exclusive agent Jayson Renouf B. Bus Renouf Real Estate "Selling Swanbourne" Swanbourne's Top Selling Agent and Agency again in 2023! 0412 597 586