

**34 Pepler Avenue, Salter Point, WA 6152**



**Sold House**

Friday, 23 February 2024

34 Pepler Avenue, Salter Point, WA 6152

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 450 m2**

**Type: House**



James Thompson

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**\$1,435,000**

ALL OFFERS PRESENTED BY THURSDAY 7TH MARCH AT 4:00 PM (WST)(UNLESS SOLD PRIOR)Perfectly positioned on a picturesque tree-lined street only 1km from Aquinas College, this quintessential family home has space in all the right places. An 18+ metre frontage draws you in, where a charming limestone and timber facade sets the tone for what awaits inside. Multiple living and entertaining areas provide important space and separation for families of all ages and stages, so everyone has plenty of room to enjoy. The large central kitchen boasts quality appliances, abundant storage and preparation space, a breakfast bar, and a direct backyard view so parents can keep an eye on adventurous children. When it's time to retire for the day, there are five generous bedrooms, including an expansive main suite on the ground floor and four upstairs, serviced by a stylish modern bathroom. Warm, neutral tones feature throughout, and the inclusions you have come to expect in a home of this calibre, such as reverse cycle air conditioning, reticulation, an alarm, NBN connectivity, and attic storage, have all been incorporated. Much loved by the owners for over 20 years, this is your chance to start a new chapter and make the rest of your life the best of your life!

PROPERTY PARTICULARS: Building Area | 267m<sup>2</sup> Land Area | 450m<sup>2</sup> Parking | Double lock-up garage plus additional off-street parking

2023/24 OUTGOINGS: City of South Perth | \$3,316.26 pa Water Corporation | \$1,647.34 pa