

35A Victoria Avenue, Claremont, WA 6010



House For Sale

Friday, 19 January 2024

35A Victoria Avenue, Claremont, WA 6010

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 439 m2

Type: House



Caro Cunningham

0409992889

NEW TO MARKET

Welcome to 35a Victoria Avenue, Claremont, a beautifully presented double-storey, three-bedroom home exuding character and charm just moments from the Swan River foreshore. This is the perfect home for the growing family seeking a lifestyle rich in style, convenience and relaxed refinement with ample living quarters for the whole family to enjoy. This private and secure residence may also appeal to downsizers wishing to stay in the area or farmers seeking a city base. Past the driveway and front south-facing courtyard, enter the double doors into the formal lounge and dining rooms, replete with the warmth of Blackbutt timber flooring. Further along, the generously sized and well-appointed kitchen features ample storage, quality appliances, granite benchtops, and a separate island while the adjoining living zone reaps the sunny rewards of the lofty, beamed ceilings and glass surrounds. This beautiful space is filled with natural light and effortlessly provides a seamless transition between the indoors and exterior. Open up your bi-fold doors and step onto your undercover, decked alfresco area featuring café blinds, a view over the pool, tropical gardens, and your own home-grown mango tree. Upstairs you will find an activity room/home office and the bedrooms. The main bedroom boasting a large ensuite with bath and walk in robe, another offering river glimpses, with the third featuring large windows with a lovely aspect over the mature treetops. This is an absolute gem of a home in a prime location, literally a minute's walk to the water's edge with an inviting ambience and an abundance of living areas and concealed storage for all the family. Enjoy a riverside lifestyle at its best and reap the benefits of nearby walk and cycle paths, Mrs Herberts Park just a short stroll away, an abundance of quality schools, fine shopping and dining options at nearby Claremont Quarter, sporting facilities and more, all within a central location on a leafy street. Spoil your family and reside in one of Perth's most desirable riverside suburbs with a superb range of local highlights nearby. This is a magnificent opportunity for any family seeking multiple living spaces as well as communal, family areas to come together, a beautiful pool and exterior, fine features and proximity to all Claremont has to offer. To secure this wonderful opportunity, please contact Caro Cunningham at caro.cunningham@raywhite.com or 0409 992 889 today.

PROPERTY FEATURES:- Green title property - Front, paved courtyard flanked by trees and mature gardens- Double-door entrance and high ceilings- Three bedrooms, the main with ensuite and walk in robe- Two bathrooms plus powder room- Formal lounge and dining room- Open plan living/kitchen overlooking alfresco area - Large, well-appointed kitchen with ample cupboards, and separate island- Chef's oven and 5 burner gas stove top- Granite benchtops and quality Miele appliances- Timber flooring with Blackbutt featuring in formal areas - Below ground fenced swimming pool with timber deck- Paved undercover alfresco area with café blinds and lights- Lush, mature gardens, including mango tree- Security system- Fully reticulated - Ceiling fans- Solar panels- Split system air conditioning - Separate laundry- Double linen cupboard- Gas bayonet in living area - Parking with two single car garages, plus storage shed

Outgoings (Approx.) Council Rates: \$3,233.24 p/a Water Rates: \$2,196.95 p/a Green Title (no strata levies)