

36 Alderbury Street, Floreat, WA 6014

Sold House

Saturday, 11 November 2023

36 Alderbury Street, Floreat, WA 6014

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 460 m²

Type: House



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Contact agent

This street-front charmer of a nostalgic 3 bedroom 2 bathroom home possesses a flexible floor plan that is brilliant in its versatility, at the same time occupying a fantastic Floreat location that is close to everything you could ever want or need. Solid wooden parquet floorboards, high ceilings, picture rails, decorative cornices and feature skirting boards are commonplace throughout, helping preserve the property's original elements of yesteryear. Welcoming you inside is a warming open-plan living and dining area, graced by a feature fireplace and attractive ceiling roses with striking chandelier light fittings. An adjacent galley-style kitchen boasts timber bench tops, double sinks, tiled splashbacks, a gas cooktop and stainless-steel oven and dishwasher appliances. A large activity room off the kitchen can be whatever you want it to be, whilst a separate study is central to the floor plan and leads into a decent second bedroom with built-in wardrobes. The huge master bedroom at the front of the house also has plenty of built-in-robe space, with both practical bathrooms playing host to showers, toilets and vanities – inclusive of a larger second bathroom in between the activity room and a spacious sleep out/ third bedroom. At the rear, a delightful outdoor patio-entertaining area has storage and overlooks a private backyard with lawn and a garden shed in the corner. The kids and pets will love it out here, that's for sure. The residence is nestled within the optional intake areas for both Floreat Park Primary School and Jolimont Primary School, as well as falling within the sought-after Shenton College catchment zone. It also sits just footsteps away from cafes, restaurants, bus stops, the picturesque Perry Lakes Reserve, wonderful community sporting facilities (including the Gold Netball Centre and Wembley Sports Park at the end of the street), other public-transport options, Floreat Forum Shopping Centre, Bold Park Aquatic Centre, Wembley Golf Course and more. With pristine Western Australian beaches (including City Beach), Reabold Hill and the heart of our vibrant Perth CBD also very within arm's reach, this truly is “position perfect” when it comes to convenience and living centrally. This classic character gem has your name written all over it! Other features include, but are not limited to: • New windows to main living • Gas Hot Water • Bathtub – with a showerhead – in the smaller central bathroom • Separate laundry with shelving • Linen cupboard • Ducted air-conditioning • Ceiling fans in both bedrooms • Security doors • Double carport • Leafy established gardens • 460m² (approx) block size Points Of Interest: • Floreat Forum (1.2km) • Kirwan Street Coffee Shop (350m) • Wembley Golf Course (3.5km) • St John of God Hospital (2.7km) • Perth CBD (6.4km) • City Beach (5.0km) Schools: • Floreat Park Primary (1.6km) • Shenton College (2.3km) Are you ready to #ExperienceRemarkable Call Mathew St Guillaume on 0400 049 099 ALL OFFERS PRESENTED 6th DECEMBER 2023 UNLESS SOLD PRIOR