

37 Grainger Drive, Mount Claremont, WA 6010

DUET

Sold House

Wednesday, 25 October 2023

37 Grainger Drive, Mount Claremont, WA 6010

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1172 m2

Type: House



Susan James

0862247860

\$2,800,000

***HOME OPEN CANCELLED*THE FEATURES YOU WILL LOVE**This is one of Mount Claremont's best kept secrets - what a truly magical location! Imagine opening your front gate and walking straight into a leafy green, private park known only to locals. Located in a peaceful cul de sac and set on an expansive 1172sqm block with absolute park frontage, this fabulous home offers families an incredible lifestyle. The single level home features large, light-filled areas, high ceilings, excellent separation, lovely outdoor entertaining spaces, landscaped gardens and extensive parking. It's also wheelchair friendly. There is abundant storage (loft, workshop/storeroom and large airconditioned cellar), a sparkling pool, a stunning all white kitchen with plenty of storage, timber floorboards, solar panels, airconditioning, a theatre room and a home office. This home has everything PLUS an irreplaceable, dress circle location on the park that is shared by just seven other homes. Opportunities like this seldom come along - don't miss this one! **THE LIFESTYLE YOU WILL LIVE**This wonderfully family-friendly location will put you right in the heart of the western suburbs and provide your family with access to so many fabulous amenities. The kids can stroll out the front gate to JTC, Shenton College or Mt Claremont Primary. Bus stops, Lake Claremont and the Farmer's Market are a short walk away. The beach is a short drive away and Lake Claremont Golf Course, Claremont Pool, Bendat Basketball Centre and HBF Stadium are all easily accessible. It is within the Shenton College catchment and provides easy access to the Claremont Quarter, Floreat Forum, the train line, the CBD and all the private schools in the western suburbs. With plenty of room for the whole family and located in a peaceful little pocket of Mt Claremont, you will simply love living here.**THE DETAILS YOU WILL NEED**Council Rates: \$3,430.38 per annumWater Rates: \$1908.88 per annumLand Area: 1172m²