

**37 Mengler Avenue, Claremont, WA 6010**

**EDISON McGRATH**

**House For Sale**

Wednesday, 24 April 2024

37 Mengler Avenue, Claremont, WA 6010

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 774 m2**

**Type: House**



Mareena Weston  
0892863655

## FRESH TO MARKET

• 774 square metre block zoned R40, north facing rear • Original rentable 3x1 house with a modern 2 x 1 granny flat in the rear • Proximity to the fashionable Claremont Strip and Public Transport Be quick to secure this rare property in one of Claremont's most sought after development pockets, in an incredible family friendly neighbourhood, close to public transport, schools, cafes, parks and all the fabulous things that Claremont and surrounds has to offer. An added bonus is the recent addition of a wonderful bike path that leads to the City or Fremantle. This property boasts an expansive 774m<sup>2</sup> of land with R40 zoning and a north facing rear, providing endless possibilities to build your dream home(s). Whether you envision renovating and extending the current 3 x 1 home or exploring the subdivision potential\* (Subject to local government assessment and WAPC Approval), this fantastic parcel of land offers flexibility and potential. \* PLEASE NOTE: This property is being sold in AS IS CONDITION. Property Features: • Original 1960s, 3 bedroom plus sunroom, front home with original wooden floors. Front courtyard for privacy. • Modern rear 2 x 1 granny flat, complete with European appliances and open plan living plus private courtyard • Single garage Area Features (distances are approx): SCHOOLS- Shenton College 1.5km- John XXII 1.5km - Mount Claremont Primary School 1km - Quinitlian Primary 600m- Christchurch Grammar & Methodist Ladies College 2.7km - Scotch College 2.6km TRANSPORT - Karrakatta Train Station 450m - Loch Street Train Station 250m- 15 minute drive to the CBD SHOPPING- Ashton Avenue shops 600m - Claremont Quarter 2km - Foodies Market IGA 1.6km - Floreat Forum 3.6km RECREATIONAL - Claremont Pool / Golf Course 1.8km - Claremont Tennis Club 1.7km - Cottesloe Golf Club 2.3km- Swanbourne Beach 4.4km \*(Subject to local government assessment and WAPC Approval Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.