

**44B Alfred Road, Claremont, WA 6010**

**vivian's**

**Sold House**

Friday, 25 August 2023

44B Alfred Road, Claremont, WA 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 468 m2**

**Type: House**



Gill Vivian

0415853926

**\$1,310,000**

We are excited to present to you this well-designed Ross North home which has been built with their well-known quality standard which has lasted the test of time with its brilliant floor plan. Over the last 18 years the family of 4 have pushed this home through its paces and having come up gold every time and never disappointing its now time to pass the baton onto another family who can love and enjoy the home as much as they have. With the motto "Expect the unexpected," this property offers an incredible living experience that caters to both families and potential downsizers. Upon entering the property, you'll immediately notice that it lives up to its expectations. The living areas are impressively spacious, providing ample room for relaxation and entertainment. The dining space seamlessly integrates with the living area, creating a versatile and inviting space. Natural light floods the interior, particularly from the northern direction, enhancing the ambiance. Continuing your tour, you'll encounter the well-designed kitchen. Not only does it boast generous bench space and storage, but it also maintains a strong connection to both living areas. This layout ensures that whoever's cooking remains a part of the conversation and activity. The second living area is equally appealing, with its own abundance of natural light and convenient direct access to a charming northern courtyard. This outdoor space is a fantastic setting for gatherings and entertaining, allowing you to enjoy the pleasant weather and create lasting memories. Downstairs, you'll find the master bedroom, strategically placed off the entry area. This spacious room offers north-facing windows that let in plenty of sunlight. The master bedroom also features a walk-through wardrobe that leads to an ensuite bathroom, combining convenience and privacy. As you venture upstairs, you'll discover three sizable minor bedrooms, which are anything but "minor" in terms of space. Each of these rooms comes equipped with split air conditioning systems and built-in wardrobes, ensuring comfort and ample storage space. Additionally, there's a second bathroom and a separate toilet on this level, catering to the needs of the household. The property's location is truly noteworthy, emphasizing the allure of the Golden Triangle. Hospitals are conveniently located so close by: Hollywood Charlie Gardners King Edward St John of God Mount Hospital Loch Street train station is a mere 320 meters away, while Lake Claremont is a short 750-meter stroll. The Claremont Quarter, a hub for shopping and entertainment, is conveniently situated just 1.5 kilometres away. If you're a beach lover, the coastline is a short 3-kilometer drive, and for city enthusiasts, The Perth CBD is a mere 6 kilometres away. Some other convenient amenities are as follows: John XXIII College is 5.4km away 8 min drive Claremont Quarter 1.5 km 3 min drive Claremont Aquatic Centre 1.9 km 3 min drive, Claremont Football Club 1.8 kms 3 min drive, Mount Claremont Farmers Market 650 meter's 1 min, Mount Claremont Primary School 700 meter's 1 min, Shenton College 2.4 km or 4 min drive Call Team Vivian now to arrange your private viewing time. If you are interested in this property, you can contact Gill or Trent to schedule a viewing or attend the home opens. Council Rates \$2,642.73 per annum approx. Water Rates \$1,850.63 per annum approx. \*all rates are approximate at the time of listing and are subject to change. \*all distances are approx.