

**45B Alfred Road, Mount Claremont, WA 6010**



**House For Sale**

Saturday, 2 December 2023

45B Alfred Road, Mount Claremont, WA 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 423 m2**

**Type: House**



Pauline Fermanis

0420414104

## Offers Close Thurs 14th Dec (Unless Sold Prior)

Step into serenity with this enchanting double-storey hideaway home, nestled at the end of a shady tree-lined long driveway. Beyond the threshold, an immediate sense of calm and tranquility envelops you—a feeling that our pictures can't fully capture. If you've been contemplating a visit, the answer is a resounding yes! The open-plan living area, adorned with French doors, seamlessly combines the kitchen, lounge, and dining spaces. Bosch stainless steel cooking appliances, a Fisher and Paykel dishwasher, and timber-lined benches characterize the kitchen, offering both practicality and aesthetic appeal. From the double garage, a direct path leads to this culinary haven. Step through sliding doors on either side of the lounge into the lush garden, where a tranquil fish pond and an array of fruit trees—mango, lemon, lime, and orange—await. Adjacent to the front door, a home office/bedroom with external access provides a perfect space for a music teacher or a seamless work-from-home setup. The three expansive bedrooms, each with walk-in or robe access, exude comfort. The master bedroom on the ground floor boasts its own ensuite with a fresh blue and white design, mirroring the upstairs bathroom. With its proximity to schools, shops, and transportation, this peaceful property is a city oasis—a little slice of heaven. Immerse yourself in the calming ambiance of this retreat, complete with timber flooring, pleasant gardens, a cottage workshop, and generously sized bedrooms. Features: • Four bedroom • Two bathroom • Master bedroom with ensuite and WIR on ground floor • Second bedroom with WIR • Guest toilet downstairs • Home office/Bedroom • Kitchen/Dining • Kids playroom/retreat • City views from second floor • Double lock up garage • Cottage workshop • Outdoor shower • Freshly painted • Timber floor boards freshly vanished Council Rates: \$2,898.41 pa approx Water Rates: \$1,937.79 pa approx