

5/44 Barnfield Road, Claremont, WA 6010



Sold Townhouse

Friday, 8 September 2023

5/44 Barnfield Road, Claremont, WA 6010

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 144 m2

Type: Townhouse



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\$1,325,000

This stunning conversion of the former Kohlen joinery warehouse combines the best of the New York townhouse style with Western Australia's industrial heritage and contemporary flair. The recipient of the Claremont Civic Design Award in 2009, this sophisticated abode is one of just 3 residential units encompassed within the heritage, red-brick walls of the former warehouse. Accessed via a private right of way between 32 and 34 Parry Street, this unique establishment offers total privacy and security to its residents while boasting a superior location, mere moments from Claremont Quarter and Swanbourne village. Within, you will be met with a private courtyard bursting with Chinese Jasmine and lush greenery. Clivia Bi-fold doors connect this tranquil space with the open plan kitchen come living and dining area offering the first glimpse of the modern clean style echoed throughout. Blackbutt flooring guides you through the gourmet chef's kitchen, defined by its superior finishes, stone benchtops, and Bosch and Smeg appliances. Upstairs, the mezzanine area flaunts a spacious living room, ideal for year-round entertainment and comfort, while the cavity beneath the stairs offers generous racking for your wine collection. Built-in shelving serves as both library and ornamental display while the room itself doubles as a spacious relaxation zone, ideal for lazy nights at home. Continuing upstairs, 2 generously sized bedrooms dominate, while clean, crisp finishes define the space with a modern flair. The master suite is a vision of comfort, complete with a spacious built in wardrobe and en suite, while the second bedroom is as spacious as it is stylish. Outside the bedrooms, one will discover a generous landing filled with natural light, the ideal yoga space, indoor conservatory or study. Just a short drive to the beach, this sophisticated setting is ideal for the discerning downsizer with an appreciation of the finer things. With cafes, restaurants, shops and prestigious schools aplenty, life has never been more convenient than at this award-winning residence. Epitomising the cosmopolitan lifestyle, this modern abode transforms Claremont's architectural identity with a timeless, historical twist. Features include:- 2-bedroom, 2.5-bathroom converted joinery warehouse in Claremont.- Architecturally designed and winner of the 2009 Claremont Civic Design Award.- Large 212sqm north-facing townhouse within a private complex - Crisp and clean finishes throughout.- Stunning kitchen with stone benchtops and Bosch and Smeg appliances.- Wine storage beneath stairs to mezzanine level.- Spacious living room complete with built-in bookshelves and storage units.- Upstairs master bedroom with built-in wardrobe and en suite bathroom.- Second bedroom complete with built-in wardrobe.- Landing area outside bedrooms, ideal as a yoga studio, indoor conservatory or study. - WA Blackbutt timber floors throughout.- Private, reticulated courtyard.- Accessed via private ROW between 32 and 34 Parry Street- Double garage with electric roller door and direct house access.- LED lighting throughout.- Reverse-cycle air-conditioning throughout. Location (approx distances):- 240m to Swanbourne Station- 450m to Swanbourne cafe and restaurant precinct. - 550m to Claremont Quarters- 600m to Scotch College - 900m to The Claremont Hotel - 1.0km to Lake Claremont- 1.2km to North Street Store- 2.2km to Swanbourne Beach- 2.2km to The Shorehouse Contact Deborah Brady today on 0405 570 903 to register your interest.