

5/44 Davies Road, Claremont, WA 6010



Sold Townhouse

Friday, 25 August 2023

5/44 Davies Road, Claremont, WA 6010

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 185 m2

Type: Townhouse

\$1,105,000

Lifestyle, tranquility and central to amenity best describe this home. Deceptively large with enough space to facilitate a family, yet compact enough to offer a brilliantly connected low-maintenance way of life, this recently renovated townhouse is move-in ready. Set among the trees in a wonderful and supportive community within the tightly held "19th green" group, this home is just footsteps from the walking trails and parks of Lake Claremont. From here, you can also walk to cafes, the gym, Foodies IGA, Mount Claremont Farmers Market, the Claremont Pool, par 3 golf course, tennis and football clubs, the train and quality public and private schools. Light and bright with stone kitchen benchtops, modern bathrooms, abundant and versatile accommodation and two large private courtyards, there is room for everyone here. The secure double garage, plus space for 2 extra cars is a rare bonus. Perfect for small families, downsizers, or those seeking a city base, this home offers a fabulous, connected lifestyle in Claremont. Floorplan coming soon! Features:

- Renovated kitchen with engineered stone benchtops
- Comfortably renovated bathrooms and laundry/scullery
- Powder room
- Private front and rear courtyard gardens
- Secure double garage plus workshop
- 2 extra car bays
- Reverse-cycle split system A/C & ducted evaporative cooling
- Landscaped and reticulated gardens
- Walk to Lake Claremont, Farmers Market, golf course & tennis club, cafes, IGA supermarket, Claremont train station
- Mount Claremont Primary School and Shenton College catchments

Rates (approximate): Admin Levy: \$1,050.00 per quarter
Reserve Fund: \$176.18 per quarter
Total Strata Levy: \$1,226.18 per quarter
Council Rates \$1,878 per annum
Water Rates \$1,336 per annum