

5 Claremont Crescent, Claremont, WA 6010

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House For Sale

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5 Claremont Crescent, Claremont, WA 6010

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 356 m2

Type: House



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JUST LISTED

Connected to the community through its ultra-convenient location just steps from the heart of Claremont, yet far enough away from the hustle and bustle for you to retreat to your own private haven. This recently renovated single level gem is every down-sizer's dream - and will also interest professionals and small families alike with its modern charm and fantastic functionality. Spacious indoor living and multiple outdoor entertaining options are on offer. Adjacent to the secure front-garden entrance is a huge newly converted studio-come-home office, games room, or third bedroom. So many options to choose here. Inside the main house, a large front lounge can be closed off for privacy. Leading into the main light filled open-plan kitchen, dining, lounge area, the sparkling stone benchtops and island breakfast bar are the headline features, opening to either the tranquil inner courtyard or the private north-facing back deck nestled among lovely olive and fruit trees - perfect for that sunset drink. Either bedroom can serve as the master suite, each featuring plenty of storage and connecting ensuite bathrooms. Both enjoy access through to the lush inner courtyard. Enjoy a carefree lifestyle here, with everything within walking distance. Lake Claremont with its walking trails, cafes and golf course, the local tennis club, The Claremont Hotel and Claremont Train Station for that added convenience. Claremont Quarter with its surrounding cafes and eateries is just a short stroll away via the nearby underpass. Just move in, relax, and enjoy - all the hard work has already been done for you!

INFORMATION YOU WILL NEED: Council Rates: \$2,612.43 pa
Water Rates: \$1,655.93 pa

PROPERTY FEATURES

- Lounge room: Spacious, front of home with new engineered Jarrah floors, split-system air-conditioning, and gas bayonet.
- Open-plan living, dining, and kitchen area: Single door for privacy, solid Jarrah floorboards, split-system air-conditioning, gas bayonet, white plantation window shutters, extra full-height storage cupboards, stone kitchen benchtops, island breakfast bar, double sinks, stainless-steel five-burner gas cooktop, Fisher and Paykel oven, and large stainless-steel Fisher and Paykel dish-drawer.
- Front bedroom: Potential master suite with generous proportions, double-glazed window, wall-to-wall built-in wardrobes with some mirrored sliders, and a large ensuite bathroom featuring a new rain/hose shower, new vanity, heat lamps, linen press, and access to the decked inner courtyard.
- Second bedroom: Potential master suite with king-sized dimensions, split-system air-conditioning, walk-in robe, access to the decked inner courtyard, and a fully-tiled ensuite/second bathroom featuring a new claw-foot bathtub, new showerhead, toilet, and sleek stone vanity with under-bench storage.
- Laundry: Off the front-bedroom ensuite with over-head and under-bench storage cupboards and a separate toilet/powder room.
- Office/Studio: Huge, newly renovated, versatile space with possible separate access for clients if working from home, double sliders leading to the driveway, double-glazed doors and windows, split-system air-conditioning, tiled flooring, and access to the side/rear of the property.
- Outdoors: Gated garden entrance with lawn and a patio preceding the front door, established grapevine to the decked side courtyard, north-facing outdoor entertaining deck off the main living space with a large shade sail and bi-fold shutters, beautiful fully-reticulated and easy-to-maintain garden with a wine-barrelled small orchard, two fruiting banana trees, and enough exercise space for a dog (including a new dog door), and a lock-up rear storeroom.

GENERAL

- Recently-painted walls with calming light colours in every room
- New energy efficient LED downlights throughout
- New wooden Jarrah floors throughout
- Picture rails in every room for that charming finish
- 16 recently-installed solar-power panels with a high-quality inverter
- New security-alarm system to entire house
- Quality blinds throughout
- Upgraded internet connection
- Extra roofing insulation to every room
- Gas hot-water system
- Fully reticulated
- Space for one (1) car to park on the front driveway
- Two (2) street-parking permits available

LOCATION

- Short stroll to Foodies IGA, Porters Liquor store and more
- Footsteps/metres from Lake Claremont Park - including short-course golf, walking, volunteer bush restoration, cycle-path and a children's playground
- Easy access to activity centres, such as HBF stadium, providing swimming, pilates, yoga, weight-training and water aerobics
- Walk to the local tennis club and Claremont Aquatic Centre for casual swimming, family events, water-walking and swimming lessons
- Hop, skip or jump to the nearby underpass for effortless access to shopping at Claremont Quarter - home to David Jones, Coles, Farmer Jack's supermarket, boutique clothing shops, gift shops and restaurants
- A short commute to Floreat Forum - boasting a hotel, restaurants, Coles, Woolworths, clothing boutiques and a jeweller
- Great provision of public transport, with nearby buses to Perth, Claremont and Floreat
- Claremont Train Station at your doorstep to help get you to Perth, Fremantle, Subiaco, Midland and Perth Airport with relative ease
- Local private and public schools are all in the Top 10 schools ratings for secondary and primary facilities
- Close to the University of Western Australia, medical facilities and more

For comprehensive information including sewer map etc. click on the Digital Brochure or call Jamie Harrington on 0413 009 962 to arrange an inspection.