

**5 Rob Roy Street, Swanbourne, WA 6010**

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**Sold House**

Friday, 15 March 2024

5 Rob Roy Street, Swanbourne, WA 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 808 m2**

**Type: House**



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**\$3,050,000**

Nestled in the heart of Swanbourne's coveted "village" precinct, this expansive single-level federation-style residence has all the space your family will need. Set on a sprawling elevated block, you'll catch ocean glimpses and charming pine-tree vistas from its wrap around entry verandah. Multiple flexible living spaces beckon, including a possible study or nursery that adjoins the large master-bedroom, complete with ensuite for added indulgence. All three remaining bedrooms boast generous space. The welcoming formal front lounge room sets the stage for grand gatherings, while a central dining area opens onto an expansive open-plan kitchen and meals area. Beyond lies a vast family room, with sliding French doors that connect seamlessly to both side and rear entertaining courtyards. An inviting below-ground salt-water swimming pool glistens amidst a delightful north-facing backyard, complemented by a shaded lawn area. This location is hard to beat. Stroll to Swanbourne train station, the local burger joint, IGA supermarket, artisan bakery, pizza lounge, fish and chip shop, cafés, wine bar, liquor store and even Scotch College. A plethora of lush local parklands, such as beautiful Lake Claremont, Allen Park, Cottesloe Golf Course, other community sporting facilities and world-class shopping at Claremont Quarter are also all situated close by. Don't miss this opportunity to craft a lifetime of moments here with those who matter most.

**INFORMATION YOU WILL NEED**  
Council Rates: \$3,585.69 per annum  
Water Rates: \$2,089.95 per annum

**GENERAL FEATURES**

- Expansive single-level floor plan
- Welcoming feature front leadlight entry
- High ceilings throughout
- Elegant cedar door frames
- Stylish feature ceiling cornices and skirting boards
- Wooden floorboards
- Ducted air-conditioning
- Double linen press

**LOCATION HIGHLIGHTS**

- Swanbourne Train Station merely 300m away for effortless commuting
- Just steps away from the vibrant Swanbourne Village precinct, offering an array of dining, coffee, and shopping options
- Convenient walking distance to Scotch College (under 500m away) as well as other private schools
- Minutes from the upscale shopping experience at Claremont Quarter, together with its surrounding cafes and restaurants
- Close to Allen Park, picturesque Lake Claremont, and Cottesloe Golf Club, providing ample outdoor recreational opportunities
- Close proximity to both Swanbourne and Cottesloe Beaches
- Within the sought-after Shenton College catchment zone

For more photos and property features, follow the link to the Digital Brochure or call Jamie Harrington on 0413 009 962 for more information.