

**51 Pearson Street, Floreat, WA 6014**



**Sold House**

Sunday, 13 August 2023

51 Pearson Street, Floreat, WA 6014

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 837 m2**

**Type: House**

**\$1,440,000**

Positioned on a huge, completely level, north facing block, and offering a fabulous outdoor entertaining and pool area, this perfectly comfortable 4 bedroom, 2 bathroom property represents a fabulous opportunity to secure a relaxed family home in this superb location. Set well back from the street and protected by a solid rendered wall, this conveniently located property is a short walk from both Herdsman Lake parkland and Churchlands Primary School. With a handy drive-through driveway, double carport and single garage, there is ample parking space for up to 5 vehicles - including your caravan, trailer or boat! Delivering a light-filled and functional interior, the original 1950's home offers the opportunity to live in "as is" or refurbish/renovate at your leisure. A modern and well-equipped kitchen is bordered on each side by two large living areas and a handy study nook. All 4 bedrooms are equipped with built in robes and 3 with ceiling fans. Transitioning from indoors to out, a huge alfresco area, large expanse of lawn and an outstanding swimming pool and deck area provide a wonderful platform for entertaining family and friends and for children to play in safety. Located a short stroll from Churchlands Primary School and within the Churchlands High School catchment, this home is minutes from public transport, The Herdsman Market, local shops and Herdsman Lake parkland. Offering excellent scope to live in now, renovate or lease, this home won't last long. Make your Floreat dream a reality and contact me today to register your interest!

**Property Features Include:**

- Level 873sqm block
- Under cover parking for 3 cars, plus additional space for caravan, trailer, boat
- Large single garage, doubles as workshop
- Comfortable 4 bedroom, 2 bathroom home
- Double glazed windows
- Split system air-conditioning in living areas and ceiling fans in 3 bedrooms
- Polished floorboards, high ceilings
- Freshly painted throughout
- Fabulous outdoor entertaining area, raised lawn area and reticulated gardens
- Stunning fully tiled salt water swimming pool with deck jets, heat pump and quality glass fencing
- Solar panels (5kw)
- Automated reticulation from bore
- Walk to Herdsman Central, Herdsman Lake parkland and Churchlands Primary School

• Convenient location close to public transport

**Outgoings (Approx).** Town of Cambridge: \$2,433.85 p.a. Water Rates: \$1384.13 p.a.