

# 6 Aston Place, Claremont, WA 6010



## Sold House

Tuesday, 15 August 2023

6 Aston Place, Claremont, WA 6010

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



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**\$1,800,000**

Tucked away in a prestigious and quiet enclave between the river and sea, this quality Brooks Construction home will surprise you with its sheer size and delight you with its lovely and private gardens. The moment you approach the home, its quality will impress you. The formal entry opens to a large living room complete with a wall of bookshelves and a gas fireplace. French bi-fold doors open from this room out to the lovely established front garden, a beautiful place to soak up the morning sun. An open plan kitchen and dining area completes the ground floor and flows out to a rear north-facing entertaining courtyard, ensuring you will capture the light all year round. The bedrooms are upstairs, with the Master suite a wonderful revelation, offering room for a full King suite and opening through double doors to its own balcony. While Bedrooms 2 and 3 can accommodate queen and double beds respectively. But the big surprise is the expansive multi-purpose lower-level living room which has windows, light and ventilation and is decked out with a gated wine cellar and can be used as another living area, music room, study, gym or theatre room. A big double garage has internal access and also opens directly into the courtyard ensuring this is a practical home. Within pleasant walking distance of the Peppermint Grove foreshore, the Claremont Quarter and numerous public and private schools, this stylish and easy to maintain home is versatile and will suit families, empty nesters and those seeking a city base.

Features;

- Quality Brooks Construction
- 400sqm lot
- 320sqm living
- Open plan living
- Granite kitchen bench tops
- Fabulous basement living area
- Huge Master bedroom with built-in robe and big ensuite
- Bedroom 2 - Queen size (BIR)
- Bedroom 3 - Double size (BIR)
- Main bathroom with bath
- Powder Room
- 2 separate courtyard gardens
- Gas fireplace
- Split-system reverse-cycle air-conditioning to dining and Master bedroom
- Wine cellar
- Secure Double garage plus third car space
- Masses of storage
- Close to schools, shops, transport and the river

Rates (approximate): Strata Levy: \$3,141 per annum  
Council Rates: \$3,255 per annum  
Water Rates: \$2,268 per annum