

60 Biara Gardens, Mount Claremont, WA 6010

House For Sale

Friday, 10 May 2024



60 Biara Gardens, Mount Claremont, WA 6010

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 419 m2

Type: House



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OFFERS

Enviably located within a tranquil looped pocket of Mount Claremont that sits just south of stunning Bold Park, only footsteps away from the lovely Daran Park and within metres of other lush local parklands, this spectacular 5 bedroom 3 bathroom two-storey residence truly is nature's neighbour, offering quality modern family living in the form of a functional free-flowing floor plan at the very same time. Double doors reveal a welcoming front lounge room – or home office – benefits from its own separate external access, with a downstairs powder room and large laundry perched only inches away from a spacious theatre room-come-library that doubles personal living options before you have even reached the main hub of the house and is graced by a feature gas fireplace heater and an attractive recessed ceiling. The commodious north-facing open-plan living, dining and kitchen area is exactly where your family will spend most of its casual time and is headlined by two dishwashers – one of them situated within the scullery, right beside a range hood, Miele Induction cooktop, an under-bench oven and a single sink. An Florim porcelain island breakfast bar, sparkling stone bench tops, a second range hood, a gas cooktop, second under-bench oven and another single sink make up the main part of the kitchen. A huge rear master-bedroom suite features direct access to the back garden and a “his and hers” walk-in wardrobe, leading into a private fully-tiled ensuite bathroom with a shower, separate Kaldewei bathtub, twin-vanity basins and a separate toilet for good measure. Enjoy covered outdoor alfresco entertaining out back and off the living zone, splendidly overlooking a shimmering below-ground concrete swimming pool. The alfresco itself has a ceiling fan, with a pleasant poolside pergola offering extra space for relaxing and unwinding. Upstairs, another sitting room (or even a gym) flows out to a delightful front balcony. It services the minor sleeping quarters where a large second or “guest” bedroom suite also benefits from balcony access and plays host to a generous walk-in robe, as well as an intimate fully-tiled ensuite with a double shower, toilet and vanity. The third, fourth and fifth bedrooms all have built-in robes of their own – with the fifth bedroom also working well as a potential study or home office, if you are that way inclined. There are built-in linen and storage cupboards up here too, as well as a stylish fully-tiled main family bathroom with a shower, toilet and vanity. Embrace a wonderful “lock-up-and-leave” lifestyle that allows you to live close to the Mount Claremont Village, HBF Stadium, amazing community sporting facilities, Mount Claremont Primary School and Shenton College (catchment zones). the Mount Claremont Farmer's Market and Mount Claremont Oval, along with picturesque Lake Claremont walking trails, the Lake Claremont Golf Course and Claremont Aquatic Centre. John XXIII College is only strolling distance away, with mere minutes separating your front doorstep from beautiful beaches, world-class shopping at Claremont Quarter, more shopping at Floreat Forum and on nearby Davies Road, cafes, restaurants, public transport, the river, tertiary education at the University of Western Australia and other top public and private schools. Now this, ladies and gentlemen, is the definition of a class act! Other features include, but are not limited to: • High ceilings throughout (32c downstairs, 31c upstairs) • Quality oak floors • Double-glazed windows – German mechanism with new frames • Recessed living-area ceiling • Built-in living-room cabinetry • European Concepts Doimo Cucine kitchen and laundry spaces • Large full-height windows/sliders • Under-stair storage • Stone bench tops • Rain and hose showerheads • Ducted reverse-cycle air-conditioning – two units, with feature linear grills • Double roller blinds • Down lights • Feature skirting boards • Wall and roof insulation • Outdoor power points • Travertine pavers at the rear of the property • Low-maintenance gardens and concrete driveway • Double lock-up garage with dual internal shopper's entry doors (one via the laundry) • Side-access gate For more information contact Mathew St Guillaume on 0400 049 099 ALL OFFERS PRESENTED 21st MAY 2024 UNLESS SOLD PRIOR Are you ready to #experience remarkable