

**75A Graylands Road, Claremont, WA 6010**

**DUET**

**Sold House**

Thursday, 14 September 2023

75A Graylands Road, Claremont, WA 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



Susan James  
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**\$1,750,000**

**THE FEATURES YOU WILL LOVE**Built in 2012, this stunning two storey home is set on a low maintenance 300sqm survey strata block. Featuring light-filled living areas, high ceilings, a neutral colour palette, spacious rooms and a gorgeous garden lined with established ornamental pear trees and a pretty vertical garden wall, this is a fabulous home to live in. The open plan family, meals and kitchen area connects seamlessly with the timber-decked alfresco, creating a wonderful sense of space. Highlights include timber floorboards, freshly painted internally, plenty of storage, ducted reverse cycle air conditioning, secure double garage with workshop space, sunroom, undercover alfresco and lovely landscaped gardens. If you are looking for a low maintenance home featuring quality finishes in a central location, this home is well worth your inspection. Please note this is a survey strata block (no strata fees).

**THE LIFESTYLE YOU WILL LIVE**It's all about the lifestyle! From here, you can walk, jog or cycle around Lake Claremont, swim at Claremont Pool or HBF Stadium, swing a club at the Lake Claremont Golf Course or throw a frisbee at the Mount Claremont Oval. You can pick up the paper from the local deli, buy fresh produce every Saturday morning at the Farmers Market, enjoy a coffee at one of several local cafes and let the children walk or take the bus or train to one of the premium primary or secondary schools located nearby, or to the CBD. It's within the Shenton College catchment and Swanbourne Beach is just a short drive away.

**THE DETAILS YOU WILL NEED**Council Rates: \$2,976.10 per annumWater Rates: \$1,928.99 per annumLand Area: 300m<sup>2</sup>