

7B Erica Avenue, Mount Claremont, WA 6010

central

House For Sale

Thursday, 11 April 2024

7B Erica Avenue, Mount Claremont, WA 6010

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Chris Storey
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Offers

Situated in a quiet, convenient and serene cul-de-sac position, this contemporary, individually designed, and beautifully presented five bedroom residence is the perfect, move in ready family home. With a versatile floor plan and intelligent uses of space, this exciting property offers flexibility in the way in which the accommodation can be utilised and is ideal for families of all ages. The heart of the home encompasses a spacious, bright and welcoming kitchen, dining and living space, which is hugely complimented by a side courtyard, accessible via a triple set of stackable patio doors. Blended together, these spaces and features create the most sublime year-round indoor-outdoor entertaining space! For essential separation within the property there is also a useful first floor living space, fantastic for children to play or teenagers to enjoy their own quiet area of the home. The large and generous master bedroom is a truly wonderful feature to the home, offering an exceptional overall space, including a stylish ensuite, spacious walk in robe and the most divine balcony, which creates an amazing parents retreat that welcomes the morning sun! For entertaining visitors and family, the ground floor guest bedroom is a superb feature to the property, complimented by an ensuite shower room and adjacent cloakroom. All other bedrooms are double sized and offer built in robes, with a family bathroom and separate powder room. Combined with the first floor living space, this property has an intelligent division of the accommodation to allow parents and children a genuine sense of space. The double garage is a very generous size with a worktop space and additional width for storage. The garage is also accessible from within the property and has the bonus of a rear door providing access to the rear garden via the side of the home. To the rear of the residence is a quiet and peaceful westerly facing garden, with an attractive pergola and the very minimum of maintenance. For the perfect family home, ready to occupy, and ideally located for the cream of private schools, this impressive and expansive home is an absolute must view!!

Features include:-

- Spacious two storey residence with up to 5 bedrooms
- 3 bathrooms
- Double garage
- High quality interiors & intelligent design
- Guest bedroom downstairs (with ensuite)
- Stylish kitchen with modern appliances
- Full size triple folding patio doors with commercial grade glass
- Laundry
- Large living / dining room bathed in sunlight
- First floor family room
- Master bedroom with ensuite bathroom, walk in robe & balcony
- All bedrooms with robes
- Rear garden with beautiful pergola and west facing aspect
- Side alfresco opening into kitchen & living spaces via bifold doors
- Generous front driveway
- Reverse cycle air conditioning
- Solar panels
- Alarm system
- Quiet cul-de-sac location
- Close to John XXIII College, catchment for Shenton College
- Nearby to HBF Stadium, UWA Sports Park & Mount Claremont Oval
- Beautiful green spaces locally at Lake Claremont, Perry Lakes & Bold Park
- A short drive to amazing beaches at Cottesloe, Swanbourne, City Beach, Floreat & Scarborough

This property is also in close proximity for both Karrakatta and Loch Street railway stations, while the Claremont Quarter and Floreat Forum are both with easy reach. For further information and viewing arrangements, please contact Chris Storey 0420 290 906 | chris@centralagency.com.au

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