

9 Hurstford Close, Peppermint Grove, WA 6011



House For Sale

Monday, 22 April 2024

9 Hurstford Close, Peppermint Grove, WA 6011

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jody Fewster
0862447885

AUCTION Saturday 11th May (unless sold prior)

AUCTION ON SITE 11AM Saturday 11th May 2024 (unless sold prior) A beautifully presented home positioned perfectly between the Swan River and the Indian Ocean, this single-level residence promises any family a beautiful living experience and functional design. Featuring three bedrooms, two bathrooms and multiple living areas, this is a gorgeous home of generous proportions, boasting timber flooring, high ceilings, colonial windows, low maintenance gardens and an abundance of natural light, creating a lovely ambience. A home of understated elegance, three living areas enable the family plenty of room to relax and unwind. Featuring a formal living area with fireplace, another casual living zone from the kitchen and dining area provides a functional entertainment space, with timber pitched roof and floor to ceiling windows overlooking the side garden. A spacious basement area with atrium windows enables a third living area, an ideal teenage retreat, reading room, study or possibly, a fourth bedroom. Three comfortable bedrooms off the hallway are all a good size, with the main bedroom featuring a modern ensuite and walk in robes. A generous, well-appointed, colonial-style kitchen boasts all the room and quality appliances that any family requires. Flanked by greenery and dappled shade from mature trees, this home combines the warmth of neutral tones and colonial charm with quality, contemporary fittings. Ornate arches, organics texture, leadlight glass and large windows, and rooms bathed in natural light, ensure a tranquil and comfortable lifestyle in beautiful Peppermint Grove. Entertain your guests in style, enjoy all your living areas as a family or indulge in separate spaces for individual quiet time. Just moments from the shores of the Swan River to the east and the shores of the Indian Ocean to the West, quality schools, nearby Claremont Quarter and shopping villages, leafy parks, golf clubs and sporting facilities are all within easy striking distance. A contemporary abode located in the heart of one of Perth's most desirable pockets close to all that matters. This is a wonderful opportunity to register your interest and for this property to become your home.

Features

- Main living area with fireplace
- Second spacious living area with glorious, pitched timber ceiling overlooking gardens
- Kitchen boasting ample storage, quality appliances, built in oven
- Separate dining area
- Gardens surrounding property
- Gated entrance with intercom
- Bathed in natural light
- Plantation Shutters
- Polished timber flooring
- Ducted air conditioning, high ceilings
- Double carport with extra parking at front of property

Location (approx distances):

- 370m walk to Cottesloe Central Shopping Centre
- 1.1km to Cottesloe Primary School
- 900m to Cottesloe Station
- 380m to Presbyterian Ladies College
- 1.4km to St Hilda's Anglican School
- 1.4km to Seaview Golf Club
- 670m to Napoleon Street shops and cafes
- 2km to the Cottesloe Beach Hotel
- 660m to Freshwater Bay
- 980m to Peppermint Grove Tennis Club
- 2.5km to the Claremont Quarter

BIDDING TERMS AND CONDITIONS* Deposit \$75,000 on the fall of the hammer* Settlement 30 days (10 June 2024)* Floor plan available on request * Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.