

Address available on request, Mount Claremont, WA **RayWhite**

**6010**

**House For Sale**

Wednesday, 29 November 2023

Address available on request, Mount Claremont, WA 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jody Fewster  
0862447885

## Offers closing 13th December (unless sold prior)

STYLISH AND RELAXED IN MOUNT CLAREMONT Welcome to 13 Nandina Avenue a double-story, four-bedroom, two-bathroom home perched on the edge of Mount Claremont and Claremont. Tucked away on a quiet, non-through road lined with mature trees, the residents of this gorgeous abode will enjoy tranquil living in a prime position close to a wide range of amenities, sporting facilities and quality schools. From the leafy, private street frontage, enter the gate and be immersed in luscious gardens and an undercover walkway providing protection from the elements. From the stylish entrance and bold, timber front door, step inside to the welcoming entry hall, and a warm ambience of timber flooring, neutral tones and an abundance of natural light will greet you. This home exudes a sophisticated informal luxury boasting fresh-faced interiors and a sense of openness. The ground floor features main bedroom and ensuite, open areas of kitchen/dining/living room, family study and laundry, while the other three bedrooms, and separate living area enjoy the privacy of upper-floor living with another bathroom to accommodate. With a central, generous and well-appointed kitchen, replete with ample storage space and benchtops, this effortlessly stylish space overlooks both the living and dining areas - an inviting family area for all to come together with gorgeous views to the garden beyond. A light and bright dining area on one side of the kitchen and a spacious, elegant living area on the other, afford both rooms an outlook over the garden and paved pool area and featuring double glass doors, both these rooms effortlessly flow into the exterior of the home, affording easy, seamless living between inside and out. The main bedroom is a lovely, comfortable space featuring a neutral palette, timber flooring, built-in robes and ensuite while the remaining three bedrooms upstairs are all wonderful rooms featuring built-in robes and ceiling fans, with another separate living space situated at the top of the stairs. The ground-floor study makes for a fabulous family office, replete with long, mounted wall-desk, shelves and overhead cupboards, a fabulous, light-filled, workspace for both the home office worker or student. Outside is an alluring alfresco area, a stunning space of generous proportions that affords a wonderful entertainment area or a fine, relaxing place for the family to unwind, poolside. With a pitched roof, your options to enjoy outdoor dining extend beyond the summer months and with so much room, dining furniture, outdoor chairs, a chaise longue, and BBQ are easily catered for. Laze away summer weekends around your sparkling pool, gardens and mature trees and you have your own private resort. This is a magnificent space to enjoy time with guests, languish in quiet family dinners, or relaxing weekends flanked by plenty of mature foliage, the necessary balm for a busy lifestyle. Spoil your family and reside in one of Perth's most desirable suburbs with a superb range of local highlights nearby. Exuding a contemporary style, this residence is the perfect abode for any growing family looking for a comfortable and sophisticated home with two living areas and a lifestyle of relaxed refinement. Indulge in all the best Mount Claremont has to offer and you have dining options, fine shopping, quality schools, the University of WA, sporting facilities, HBF Stadium, not to mention proximity to Swan River Foreshore Reserve, right on your doorstep. This is a magnificent opportunity for any family to enjoy a beautiful home of generous proportions in wonderfully convenient and stylish Mount Claremont. For expressions of interest, please contact Jody Fewster at [jody.fewster@raywhite.com](mailto:jody.fewster@raywhite.com) or 0414 688 988 today.

**PROPERTY FEATURES:**

- Spacious entry hall
- Four bedrooms, all with built-in-robos, ceiling fans
- Main bedroom features ensuite
- Separate study with built-in wall desk and overhead cupboards
- Two bathrooms, one with bath plus separate powder room
- Master bedroom with built in robes, ensuite bathroom,
- Well-appointed kitchen with pantry and Miele appliances
- Open plan kitchen to living and dining areas
- Separate laundry with plenty of storage, drying area, and exterior access
- Separate dining area
- Swimming Pool with fence and garden shed
- Lofty ceilings, downlights
- Ducted air-conditioning
- Double lock-up garage
- Lush, mature gardens
- Abundance of natural light
- Security system

**LOCATION**

**FEATURES:**

- Quintilian School 500m
- Lake Claremont Golf Club 2.1km
- Shenton College 2.1km
- Claremont Railway Station 2.3km
- Claremont Railway Station 2.3km
- Claremont Quarter 2.7km
- Hollywood Private Hospital 2.9km
- Christ Church Grammar School 3.3km
- Scotch College 3.3km
- Methodist Ladies' College 3.3km
- HBF Stadium/Bold Park 3.5km
- Perry Lakes Reserve 4.2km
- University of Western Australia 4.6km
- Foreshore Reserve and Esplanade 4.9km
- Presbyterian Ladies' College 5.0km
- The Shorehouse Restaurant 5.6km
- Wembley Golf Course 5.8km

\* Floor plan available on request \* Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.