

# 1 Aston Place, Claremont, WA 6010

Morgan Sudlow

## House For Sale

Saturday, 29 June 2024

1 Aston Place, Claremont, WA 6010

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 500 m2

Type: House



Tony Morgan  
0418900349



Maree Casey  
0418907675

## Circa \$2m

Enviably positioned within an exclusive leafy cul de sac, this spacious and versatile residence is the epitome of effortless, low-maintenance living. Built over 3 levels and filled with natural light and quality features, this immediately comfortable home offers an exceedingly spacious living room with gas fireplace, a dining room that opens onto a peaceful and private courtyard perfect for indoor/outdoor entertaining, a well-appointed kitchen that captures the morning sun and a study nook and dedicated laundry near by. In addition, there is a convenient powder room on the ground floor. Upstairs there are 3 spacious bedrooms, all with robes, and 2 bathrooms. The private king-size master suite with dressing room enjoys tree top vistas from the balcony, bedroom 2 has a Juliet balcony and bedroom 3 is flooded with northern light. Truly one of a kind, the basement not only provides a cellar and storage space but also an exceptional domain for games, cinema nights, rumpus room for families, working from home options, gym, hobbies, the possibilities are endless! Additional features include garaging for 3 cars, plus off-street parking for a further 3 cars, storage room/workshop, manicured gardens and air conditioning. First time ever offered for sale - the home was built for the current owner in 2000 and will appeal to professionals, families, downsizers, lock 'n' leavers and investors alike. This freestanding residence is a short stroll from the river, Freshwater Bay, Foreshore Reserve, The Esplanade, esteemed schools and close to shops, cafes, restaurants, beaches, UWA, transport and the city. First home open Saturday June 29th 11.00 to 11.40am. Please call Tony Morgan 0418 900 349 or Maree Casey 0418 907 675 for further information. Council rates: \$2,946 pa Water rates: \$2,268 pa No strata fees (3 lot scheme, shared insurance only)