

**10 Garden Street, Swanbourne, WA 6010**



**House For Sale**

Wednesday, 10 July 2024

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



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## CONTACT AGENT

Live just steps from Scotch College, parklands, and Lake Claremont in this beautifully appointed, warm, and welcoming family home. With a stunning pool, charming outdoor areas, fantastic living spaces, and plenty of room, this house is an ideal place to create lasting memories. Featuring four bedrooms, three bathrooms, and versatile living spaces, the layout provides ample scope for effortless family living and entertaining. Situated in one of the most family-friendly locations, this home boasts a stellar position near one of Perth's best schools and all essential amenities. Built in 2006 on a 547sqm block, the house stands tall beyond the iconic peppermint trees of Garden Street, with its limestone walls, cedar-lined eaves, and olive trees making a lovely first impression. A fenced garden and gracious entry portico lead to a light-filled foyer adorned with stunning blackbutt floorboards and a limestone feature wall. Designed to capture northern light, the house feels bright and airy throughout. The large home office, with bespoke cabinetry and a built-in desk, is perfect for those working from home. Located near the front door, it offers a view of the front garden and Scotch College's playing fields. This room includes a cupboard and semi-ensuite, making it ideal for conversion into a guest bedroom. The main suite is also conveniently located on the ground floor. Double doors open up the main suite to the first floor balcony, capturing the northern light. Beyond a large dressing room is the ensuite with twin stone vanity and large shower. Pour yourself a wine and relax after a long day with a soak in the spa bath. The open-plan kitchen, living, and dining area is a dream: relaxing, airy, and spacious. The kitchen is perfect for busy families, featuring ample room and bench space, a central island bench, a five-burner Blanco cooktop, a dishwasher, a wall oven, a walk-in pantry, and an adjoining laundry. Imagine long-table Christmas lunches in the dining room overlooking the pool and garden. Cedar sliding stackable doors open the room to lush tropical gardens with frangipani trees. In winter, curl up by the Jetmaster fireplace with a book or gather the family for a board game. In summer, the pool will be in daily use, complemented by barbecues under the decked patio with a built-in daybed. A fantastic enclosed separate lounge room offers great versatility. Use it as a playroom for younger kids, a home theatre for family movie nights, or a teen hangout space. The home's layout offers ideal separation for a family. Upstairs, three nicely sized bedrooms with robes are serviced by a family bathroom with Bisazza mosaic feature tiling, a shower, a bath, and a separate toilet. A beautiful north-facing upstairs sitting room is perfect for children to hang out with friends or for parents to use as a retreat after the kids have gone to bed. Push aside the cedar doors to the large front balcony and enjoy the elevated views from this spot. The house is well-appointed with plenty of storage throughout. A huge undercroft double garage includes an understair wine cellar and a storeroom or potential workshop. Walk to Lake Claremont, Claremont Quarter, the river, cafes, restaurants, playgrounds, and parks. Fitness enthusiasts will appreciate being minutes from gyms, Swanbourne Beach, Claremont Aquatic Centre, tennis courts, football fields, and golf courses. Despite its quiet, leafy street setting, this location offers easy walking distance to everything you need. Inviting, contemporary, and extremely versatile, this beautiful home provides plenty of space and growing potential for a young, busy family. Make it yours and start creating cherished memories.

Rates & Local Information: Water Rates: \$2,526.38 (2022/23) Town of Claremont Council Rates: \$4,676.71 (2023/24) Zoning: R20 Primary School Catchment: Swanbourne Primary School Secondary School Catchments: Shenton College

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.