

**12 Katrine Street, Floreat, WA 6014**

**AREA SPECIALIST**

**House For Sale**

Friday, 12 July 2024

12 Katrine Street, Floreat, WA 6014

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 809 m2**

**Type: House**



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## OFFERS

Nestled in one of Floreat's loveliest, quiet streets and surrounded by quality homes, this charming residence is a gem you won't want to miss. With a desirable north-to-rear aspect and good street elevation, this home has been lovingly owned and maintained by the same family for over 50 years. The original home has been thoughtfully extended over the years to create the perfect family floor plan, featuring four/five bedrooms, two bathrooms, an open plan family, dining, and kitchen area, plus a separate lounge for good separation of living spaces. Light and bright throughout, the home is neatly presented and ready for the next owner to put their own touches to it. The spacious rear yard offers plenty of room for the kids to play or for adding a swimming pool if desired. Located in the sought-after school catchments of Churchlands Senior High School and Churchlands Primary School, and within walking distance to Newman College, this home is perfect for families. Enjoy views of the nearby Wembley Golf Course and the peace and tranquillity of this family-friendly street. Don't miss this wonderful opportunity to secure a family home in a prime Floreat location! To register your interest and for more information, please contact Leanne O'Leary on 0408 951 839.

**THE BRIEF**

- 809sqm land holding
- Original home built in 1957
- Extended and modernised
- 4 bed, 1 study/5th bed, two bathrooms
- Master bedroom opening to rear garden and with private ensuite
- Separate lounge with gas log fire
- Open plan family/dining/kitchen opening to alfresco
- Modern kitchen with quality appliances
- Polished floorboards
- Ducted air-conditioning plus split system to master bedroom
- 3.5kW. solar panels
- Large backyard with north orientation
- Reticulated gardens and lawns from own bore
- Carport parking plus additional off-street parking for boat/caravan
- Close to public transport
- Walking distance to Newman College
- Located in the Churchlands Primary School and Churchlands Senior High School catchments

**THE DETAILS:**

- Shire Rates – \$2,212 (FY 23/24)
- Water Rates – \$1,822 (FY 23/24)
- Local Authority – Town of Cambridge
- Zoning – Residential (R) 12.5