

19 Zamia Street, Mount Claremont, WA, 6010

House For Sale

Friday, 16 August 2024

19 Zamia Street, Mount Claremont, WA, 6010

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 449 m²

Type: House



Clare Nation

Tranquil splendour!

19 Zamia Street, Mount Claremont WA 6010 High \$1 millions 3 Bed 2 Baths 3 Car Tranquil splendour! Your family's next haven beckons here, within a desirable setting where serenity meets versatility in a commanding corner position. Nestled in a secluded, leafy locale embraced by Mother Nature, this fantastic two storey home offers multiple living options to cater for everybody's personal needs. Complementing spacious internal rooms is a private outdoor retreat that encourages entertaining, as much as it does quiet contemplation. This charming sanctuary is the one you have been waiting for!

THE HOME 3 bedroom 2 bathroom Lounge Kitchen Living / dining Upstairs family / study Attic Laundry 2 wc Built approximately 1996

FEATURES Double French doors opening into a spacious front lounge room Double lounge room doors, extending living to a generous open plan family, dining and kitchen area that is tiled and plays host to a split system air conditioning unit, gas bayonet and breakfast bar for quick bites Sparkling granite bench tops in the kitchen, accompanied by double sink, water filter tap, double door storage pantry, range hood, stainless steel six burner Bosch gas cooktop, stainless steel double oven, integrated Bosch stainless steel microwave and stainless steel Bosch dishwasher A single door shutting off the downstairs master wing, made up of linen press, an ensuite bathroom with rain / hose shower, vanity, under bench storage, wc and heat lamps and commodious master bedroom, featuring ceiling fan and side by side "his and hers" built in double wardrobes Versatile upstairs living / study area with gas bayonet for heating, as well as pleasant tree lined views to savour Large floored storage attic upstairs, with lockable door Spacious second upper level bedroom with walk in robe, three doors of bonus built in robes and a French door to its own private balcony Third upstairs bedroom with built in double robe Large main upper level family bathroom, comprising of a rain / hose shower, separate bathtub, marble twin vanity with under bench storage, heat lamps and wc Separate ground level laundry with under bench and over head storage cupboards Under stair storeroom Ducted evaporative air conditioning upstairs Reverse cycle air conditioning downstairs Security alarm system High feature skirting boards White plantation window shutters Foxtel connectivity

OUTSIDE FEATURE Two sets of double family room doors that extend the entertaining out to huge pitched patio area, brilliant in its privacy and complemented by protective café blinds and a lovely pond in the corner A separate door off the family room, opening out to an intimate paved alcove that is the perfect covered space to indulge in your morning tea or coffee North facing rear balcony off the upper level living room, complete with an awning and a splendid leafy aspect to enjoy South facing front balcony off the second upstairs bedroom, benefitting from its own tree lined outlook Security doors External power points Two gas hot water systems Lockable powered garden shed, down the side of the property Established gardens Reticulation off bore Side access to the secure drying courtyard Second side access gate, off the property's second street frontage Second driveway off the property's main street frontage, for extra car, boat, caravan or trailer parking

PARKING Remote controlled double lock up garage with high ceilings, built in work bench, internal shopper's entry and driveway access via the home's second street frontage Driveway on Zamia Street for a third car

LOCATION A quick stroll around the corner leads you to Mount Claremont Primary School, the expansive Mount Claremont Oval and the popular Mount Claremont Farmers' Market. Enjoy easy access to short course golf, walking trails, volunteer bush restoration projects, a cycle path and a children's playground at picturesque Lake Claremont, as well. For those who love outdoor activities, stunning Bold Park offers swimming, walking and running trails, enhancing your overall nature experience. Community sports at HBF Stadium, the Claremont Aquatic Centre and world class shopping at Claremont Quarter are all nearby, with additional shopping options available at Floreat Forum and along Davies Road. Plus, you'll find a variety of cafes, restaurants, public transport, the river, glorious beaches, the University of Western Australia, medical facilities and top public and private schools all just a stone's throw from your front door. If you value both tranquillity and convenience, this dream location offers the best of both worlds.

SCHOOL CATCHMENTS Mount Claremont Primary School Shenton College

TITLE DETAILS Lot 101 on Diagram 89442 Volume 2049 Folio 560 LAND AREA 449 sq. metres ZONING R25 ESTIMATED RENTAL RETURN \$1,200 per week OUTGOING City of Nedlands: \$2,754.07 / annum 24/25 Water Corporation: \$2,002.92 / annum 23/24

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.