

**7 Winmarley Street, Floreat, WA 6014**

**House For Sale**

Wednesday, 19 June 2024

**DUET**

7 Winmarley Street, Floreat, WA 6014

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 744 m2**

**Type: House**



Robbie Milligan

0862447860

## OFFERS

**THE FEATURES YOU WILL LOVE**You will fall in love with this charming mid century home featuring gorgeous natural light and winter sun, warm jarrah floorboards and beautiful proportions. This lovely home is made cosy by reverse cycle air-conditioning and provides two separate living areas, ideal for nesting families. The inclusion of a heated swimming pool will extend your enjoyment of this space by many months while solar panels keep you eco friendly. If you are looking for a home to cherish or a site to build an architectural masterpiece, you will not find a view anywhere like this in fantastic Floreat. **THE LIFESTYLE YOU WILL LIVE**With uninterrupted views and direct access to to the hidden gem that is Crosby Park, a lifestyle awaits that is unique to a fortunate few. Added to that is the serene nature of a cul-de-sac location that has no 'through' traffic and is surrounded by some of Floreat's finest homes. Living in the home affords access to th emuch desired combination of Floreat Park Primary and Shenton College catchments while excellent private options are also close by. Walks to the Birkdale Street shops will be richly rewarded with an excellent choice of cafes and restaurants while the lucky owner of number 7 Winmarley will experience the lifestyle that makes this part of the world so desirable: Bold Park & Perry Lakes, Floreat and City Beaches and all just a short drive to Perth city.**THE DETAILS YOU WILL NEED**Land Area: 744m2Title: Green TitlePrimary Catchment: Floreat Park PrimarySecondary Catchment: Shenton College Council Rates: \$2,955.17 per annumWater Rates: \$1,799.53 per annum