

**70 Alfred Road, Claremont, WA 6010**



**House For Sale**

Sunday, 23 June 2024

70 Alfred Road, Claremont, WA 6010

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 562 m2**

**Type: House**



Candie Italiano

0429159506

## ALL OFFERS PRESENTED BY 8TH JULY, 2024

ALL OFFERS PRESENTED BY 8TH JULY, 2024 (unless sold prior) Welcome to your dream home in the heart of Claremont! This beautifully presented two-storey residence, built in October 2017 by Perceptions Homes, is a perfect blend of modern luxury and family-friendly design. Situated on a spacious 562sqm block, this property offers ample space for a growing family and a lifestyle of comfort and convenience. Step inside to discover five spacious bedrooms, including a luxurious downstairs master bedroom featuring a large walk-in robe and an elegant ensuite. With 2.5 immaculately maintained bathrooms, mornings will be a breeze for the entire family. The multiple living zones provide ideal spaces for family gatherings and entertaining guests, ensuring everyone has a place to relax and unwind. The heart of the home is the deluxe kitchen, boasting a large stone-topped island bench perfect for meal preparation and casual dining. The kitchen features a stunning glass splashback that offers a view through to the enormous scullery, providing extra storage and workspace. Adjacent to the kitchen is a large pantry, ensuring you have all the space you need to keep your culinary essentials organized. Additionally, the excellent laundry room is designed for maximum efficiency and convenience. Outside, the fabulous alfresco area is perfect for year-round enjoyment, offering elevated views overlooking a heated mineral pool and is soaked in an abundance of natural light. There is also another courtyard set up with a cozy outdoor firepit, creating the ideal space for intimate gatherings on cool evenings. Every corner of this home has been immaculately looked after, ensuring a move-in-ready experience. The well-designed zones cater perfectly to the needs of a growing family, offering ample space for children to play, study, and grow. The three-car garage provides ample room for vehicles and additional storage, while the driveway offers extra secure open parking space for guests or additional family vehicles. Located in the sought-after suburb of Claremont, you will enjoy the convenience of nearby schools, parks, shopping centers, and public transport, all within a safe and vibrant community atmosphere.

**Extra Features**

- Reticulated gardens
- Electric heated mineral pool
- Bore
- Ducted air conditioning
- Gas fire place
- Electric front gate

This stunning home is a rare find with its modern design, multiple living zones, deluxe kitchen, and fabulous outdoor area. It provides everything a growing family needs. Don't miss the opportunity to make this beautifully presented house your forever home. For more information or to schedule a viewing, please contact Candie Italiano today on 0429 159 506

**Rates & Local Information:** Water Rates: \$2,452.08 (2022/23) Town of Claremont Council Rates: \$4,218.65 (2023/24) Zoning: R30 Primary School Catchment: Mount Claremont 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.