

**1/4 Alfred Road, Claremont, WA 6010**

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**Townhouse For Sale**

Friday, 12 July 2024

1/4 Alfred Road, Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 121 m2**

**Type: Townhouse**



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## JUST LISTED

This charming 3 bedroom street front townhouse at "Clare Court" offers a lovely blend of security and seclusion in a gated complex of just four residences. Ideal for low-maintenance, lock-up-and-leave living, it is conveniently located near all your everyday amenities. Once through your private secure gate, you're greeted by a beautiful north-facing front yard with a lush green lawn, well-manicured hedges and a garden. Upon entry into the home, a welcoming light-filled lounge room sits adjacent to an intimate dining area, featuring a striking glass-block backdrop. A versatile sitting area or study nook is situated just off the central kitchen and opens to a private outdoor entertaining courtyard with a pergola along the side of the property. Upstairs, the sleeping quarters feature three bedrooms and two bathrooms. The spacious master bedroom suite includes a walk-in wardrobe, ensuite bathroom, and direct access to the balcony. The second bedroom, with built-in robes, enjoys a northern aspect and has access to the family bathroom across the hallway. The third bedroom shares the balcony and could serve as a great study or home office if needed. A secure double car garaging complemented by a secure lock-up storeroom, completes the picture of this exceptional dwelling. The location is outstanding. Karrakatta train station is less than 500m away, providing easy access to the Perth CBD in just 15 minutes or to vibrant Fremantle, with its plethora of restaurants and cafes, in 20 minutes. Claremont Quarter, featuring boutique shopping, grocery stores, and surrounding eateries is only a 4-minute drive away. A 15-minute Saturday stroll takes you to the popular Mount Claremont Farmer's Market for fresh vegetables, baked goods and coffee. The list of conveniences goes on. Freshly painted and featuring new carpets and low-maintenance timber-look vinyl flooring throughout, this beautifully presented townhouse is move-in ready. With great living spaces and an excellent location, it awaits your arrival.

**OUTGOINGS**• Council - \$2,180 pa • Water - \$1,426.68 pa • Strata - \$2,071 pa

**FEATURES**• Remote-controlled front gate • New paint throughout • New carpets throughout all upstairs bedrooms, stairs and lounge area • New low maintenance timber-look vinyl flooring in kitchen/dining/sitting nook areas • Upper-level linen press • Ducted-evaporative air-conditioning upstairs • Security-alarm system • Security doors and screens • Gas hot-water system

**OUTDOORS**• Gated and secure north-facing front yard • Fully reticulated garden • Courtyard with pergola for entertaining • Covered upstairs north-facing balcony off the master and third bedrooms • Rear drying courtyard with a clothesline, off the laundry • Remote-controlled double lock-up garaging with a pitched ceiling, second under-cover clothesline, mezzanine storage and lock-up storeroom

**LOCATION**• 400m from Karrakatta Train Station (Airport Line) • 8 mins to Subiaco by train / 20min Perth CBC / 15mins Fremantle • 1km to Mt Claremont Farmer's Market • 1.2km to Lake Claremont • 2km to Claremont Quarter • Local private and public schools easily accessible • Shenton College Catchment Zone

For further information, more photos etc. use the link to download the Digital Brochure or contact Jamie Harrington on 0413 009 962 to arrange an inspection.