







Single-Level Living in Premier Riverside Locale

Auction Location: Online Auction

The perfect answer for local residents downsizing without compromising location, or first foray into this coveted riverside suburb, this immaculate rear home is the one you've been waiting for.

Single level, with no stairs anywhere in the property, it has recently undergone modern renovations and presents beautifully. Step into the open-plan lounge room and study area, flooded with natural light through the large bay window. Find brand-new engineered timber floorboards throughout the living and traffic areas, plenty of storage and ducted reverse-cycle air conditioning for everyday convenience and comfort.

This fantastic three-bedroom home will tick all your boxes if you love entertaining. The generous kitchen boasts ample bench and cupboard space, Miele cooking appliances and a dishwasher, and when you'd prefer to be outdoors, the terracotta-tiled alfresco awaits via glass sliding doors, where you'll enjoy a pleasant outlook over the easy-care, leafy courtyard garden.

The home's accommodation starts with the main bedroom suite, bathed in light and boasting a renovated private ensuite, complete with a floating vanity, full-height tiling and a frameless shower. Bedrooms two and three also offer built-in robes and a contemporary, similarly appointed bathroom with a bathtub and separate WC.

3 2 2 585m2

Price	SOLD for $1,850,000
Property Type	Residential
Property ID	29562
Land Area	585 m2

Agent Details

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Low maintenance appeal and accessibility aside, the icing on the cake is the superb location, moments from Dalkeith Primary School and the Dalkeith Village shopping and cafe precinct, complete with a Tucker Fresh IGA, medical centre, pharmacy, post office and news agency. Venture slightly further and enjoy the ultimate retail therapy at Claremont Quarter, along with Coles and an array of dining options. Bus transport is metres from your front door, and riverside parklands and walking trails are moments away.

Call Adam Whitford on 0406 616 608 or Ken Yan on 0488 886 698 of Xceed Real Estate to secure this exceptional opportunity.

Features include:
Private, rear duplex home on 585sqm
Three bedrooms plus a study (or 4th bedroom)
Two renovated, fully-tiled bathrooms
Two internal living areas
Tiled covered veranda/alfresco area
Large kitchen with Miele appliances and ample storage
Brand new engineered timber flooring
Carpets and built-in robes in the bedrooms
Ducted reverse-cycle air conditioning
Large laundry with external access
Recessed LED downlights
2 x gas bayonets
Double lock-up garage with workshop and loft storage
Gardens reticulated from a shared bore

Location (approx. distances):
600m Bishops Road Reserve
330m Dalkeith Primary School
2.2km Christ Church Grammar School
3.2km MLC Claremont
600m Dalkeith Medical Centre
360m local cafes Waratah Avenue
3.0km University of WA
2.6km Claremont Quarter
2.1km Nedlands Golf Club

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