

24 St Johns Wood Boulevard, Mount Claremont, WA **central**

6010

**Villa For Sale**

Thursday, 25 April 2024

24 St Johns Wood Boulevard, Mount Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Villa**



Chris Storey

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## Offers

Set beautifully high on the hill, and with extensive street frontage, this delightful three-bedroom, two-bathroom residence sits adjacent to the stunning heritage-listed Montgomery House and the serene Anne Dorrington Park. With a light and bright feel and an elevated position, the property stands proud and enjoys an expansive outlook and great privacy. The perfect downsizer, investment or first-time purchase nestled in the premier St Johns Wood precinct of leafy Mount Claremont. Offering a contemporary floor plan, the property features an open plan lounge and dining room with a separate kitchen, connected by a superb breakfast bar area. A double set of built-in cupboards in the hallway provides additional storage in this neat easy-care home. In addition, there is access from the living areas to the courtyard garden, combining to create a wonderful indoor-outdoor experience, ideal for entertaining or for letting the breeze in. The master bedroom is a generous size, with a large run of fitted wardrobes and an ensuite shower room. Bedrooms two and three sit quietly at the rear of the house, enjoying a spacious family bathroom. The second bedroom is equipped with a built-in wardrobe and boasts a view to the garden in the courtyard. Extra amenities include a very generous laundry room, with plenty of storage behind full-height sliding doors, and a useful brick shed at the rear of the property, ideal for bikes, surfboards and the like. The home has access gates to both sides of the house, meaning there are no shared walls on either side, allowing the home to have windows allowing plenty of sunlight in. This property also enjoys split system air conditioning. Features include:- Three bedrooms- Two bathrooms- Four car spaces within a double width car port and double driveway- Access to two further visitor parking spaces- Front & rear gardens with reticulation- Open plan living & dining area- Kitchen- Master bedroom with ensuite- Brand new carpets throughout- Split system reverse cycle air-conditioning- Laundry room- Outside brick shed- Anne Dorrington Park & Montgomery Hall- In the school catchment zones of Shenton College, John XXIII College, and Mount Claremont Primary School- Nearby to HBF Stadium, UWA Sports Park, Bendat Basketball Centre & Mount Claremont Oval- Beautiful green spaces locally at Lake Claremont, Perry Lakes & Bold Park- Walking distance to Mount Claremont Community Centre- A short drive to amazing beaches at Cottesloe, Swanbourne, City Beach, Floreat & Scarborough. The amenities and points of interest in the local St Johns Wood area are particular highlights, with the stunning, recently refurbished Montgomery Hall ([www.montgomeryhall.com.au](http://www.montgomeryhall.com.au)) a few minutes' walk away. Overlooking the magnificent heritage-listed Montgomery Hall, the local park on St Johns Wood Boulevard is also a wonderful local feature, with superb children's play areas, BBQ's, sculptures and picnic benches. Slightly further afield are the hugely popular Saturday Farmers' Markets at Mount Claremont Primary School, while the highly regarded John XXIII College is easily accessible via a walkway adjacent to Montgomery Hall, allowing children to walk safely to school. This home is also located within the catchment zone for Shenton College. The surrounding area is awash with attractions and green spaces including amazing beaches at Cottesloe, Swanbourne, Floreat & City Beach, opportunities to engage with nature at Perry Lakes, Bold Park and Lake Claremont or perhaps a shopping frenzy at either the Claremont Quarter or Floreat Forum, the choices are fantastic!! For further information and viewing arrangements, please contact Chris Storey 0420 290 906 | [chris@centralagency.com.au](mailto:chris@centralagency.com.au)

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