

**19A Evandale St, Floreat, WA, 6014**



**House For Sale**

Sunday, 3 November 2024

19A Evandale St, Floreat, WA, 6014

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Helen Hemery

0408370809

## A HIDDEN GEM!

This tranquil single-level residence offers a spacious and superbly functional floorplan as well as a private and ultra-convenient location - in short, a true hidden gem!

Light and bright with a large open plan living area, a double carport with a handy storeroom and a peaceful rear garden and outdoor entertaining area, all bases are covered here. Add to this an incredibly convenient location within a few minutes' walk to the Birkdale Street shopping precinct and you would do well to register your interest now.

With its own gated driveway from the street and neat, easy-care gardens, this property offers peaceful, secure and low maintenance living. The double carport includes a large adjacent storeroom/workshop space while there is additional driveway parking if required.

Once inside, the home is light and spacious, each room benefitting from large windows which serve to bring the outside in, while high ceilings and a generous, open-plan living area create a spacious and comfortable environment.

The central kitchen, dining and family room is a huge open plan space, with modern wood-look vinyl flooring and sliding doors to the inviting back garden beyond. A generous paved area is ideal for alfresco entertaining. This area is bordered by low maintenance gardens, raised herb beds and a beautiful established frangipani in the corner. A good size patch of lawn ensures plenty of play space for children and pets, while a garden shed tucked away at the rear provides extra storage.

The comfortable kitchen offers plenty of storage, a large pantry, modern stainless-steel appliances and a handy computer nook. Windows on both sides offer a direct line of sight to children playing outside in the garden plus a view to the driveway and approaching visitors.

The bedrooms are all located in their own wing, with the master suite enjoying a quiet position at the front of the home overlooking a private, north facing courtyard. Adjacent to the master, the smallest of the four bedrooms would make an ideal nursery or study.

Bedrooms 2 and 3 are located at the rear and include modern built-in robes, one with its own entrance via the rear courtyard.

The recently renovated family bathroom features stylish terrazzo tiles, a bath, plenty of storage and a separate toilet. A second shower and toilet off the laundry is a useful addition for growing families.

Ideally positioned within a few minutes' walk to the Birkdale Street shopping precinct, public transport and local parkland, this delightful home is close to absolutely everything. It is just a ten-minute bus ride to the city, the beach, Claremont Quarter and Sir Charles Gairdner and Perth Childrens' Hospital. A short distance from some of the state's leading schools, the property is situated within the Shenton College catchment.

### KEY FEATURES:

- Gated private driveway
- Double carport with adjacent lock up storeroom/workshop
- Additional parking space for 3rd car or trailer
- Large, light-filled open plan living area
- Modern vinyl flooring in living area, carpeted bedrooms
- Split system and ceiling cassette air-conditioning
- Plenty of storage including robes in all bedrooms and double linen cupboard
- Private and secure rear courtyard
- Garden shed

- Automated reticulation
- 6.4KW solar panels
- Jolimont Primary School and Shenton College catchments