

# 37 Alderbury Street, Floreat, WA, 6014

## House For Sale

Saturday, 16 November 2024

37 Alderbury Street, Floreat, WA, 6014

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **A Sturdy Classic, With Endless Potential to Expand!**

Nestled on a commanding 905sqm family-sized block in a wonderful Floreat location that is close to absolutely everything you could ever want or need, this solid 4 bedroom 2 bathroom brick-and-tile home is as charming as they come and has the capabilities to grow even further, depending on what your future needs may be.

Internally, a functional and central kitchen plays host to a ceiling fan, a gas-upright cooker and space for casual meals, in the middle of the room. There is also a servery window to the kitchen, off a carpeted separate dining room. A massive carpeted living room leaves enough space for a study or office setup, to the side. The bedrooms are all generous in size too, inclusive of a second lounge that can be whatever you want it to be, dependant on personal preference.

Both bathrooms are practical, brilliant in their simplicity and play host to showers, basins and their own toilets. The front bathroom also has a bathtub, underneath its showerhead. The second bathroom doubles as the laundry, off a versatile "sleep out" or utility area.

The spacious tree-lined backyard is somewhat of a "blank canvas" with loads of potential and heaps of room for a future swimming pool, workshop or granny-flat, if you are that way inclined. A covered patio off the back of the house already encourages outdoor alfresco-style entertaining, protected from the elements.

The residence is nestled within the optional intake areas for both Floreat Park Primary School and Jolimont Primary School, as well as falling within the sought-after Shenton College catchment zone. It also sits just footsteps away from cafes, restaurants, bus stops, the picturesque Perry Lakes Reserve, wonderful community sporting facilities (including the Gold Netball Centre and Wembley Sports Park at the end of the street), other public-transport options, Floreat Forum Shopping Centre, Bold Park Aquatic Centre, Wembley Golf Course and more.

With pristine Western Australian beaches (including City Beach), Reabold Hill and the heart of our vibrant Perth CBD also very within arm's reach, this promising property truly does occupy the most perfect of positions, as far as the heart of Floreat is concerned. What a location, what a lifestyle, what an opportunity in which to secure your family's future, for many years to come!

Other features include, but are not limited to:

- ❑ Large front master bedroom
- ❑ Access from the sleep out, to the alfresco and yard
- ❑ Separate 2nd toilet off the 2nd bathroom-come-laundry
- ❑ Built-in hallway linen storage
- ❑ Ducted air-conditioning
- ❑ Feature ceiling cornices
- ❑ Skirting boards
- ❑ Security doors
- ❑ Gas hot-water system
- ❑ Rainwater tank
- ❑ Rear garden shed
- ❑ Established low-maintenance gardens
- ❑ Double side gates leading into the single carport

ALL OFFERS PRESENTED on 3rd December 2024 IF NOT SOLD PRIOR

Contact Mathew St Guillaume on 0400 049 099 for more information

Are you ready to #experience remarkable