

32 Alderbury St, Floreat, WA 6014

Leased - \$1,800

House 4 2 1



## Spacious Lifestyle Living in the Heart of Floreat.

This newly renovated four-bedroom, two-bathroom home offers a functional layout perfectly suited to family living, set on a spacious 999sqm block in the heart of Floreat. Complete with a below-ground pool and a half-sized tennis court (or full-sized pickleball court), creating the perfect space for entertaining and outdoor enjoyment.

**Open for Inspection**

By Appointment.

Positioned in a quiet, family-friendly street, the home provides easy access to local cafés, restaurants, and everyday amenities. You'll enjoy the convenience of being just a short stroll to the Birckdale Street shopping precinct, nearby parklands, and public transport options.

Ideally located, the property offers easy access to the city, the beach, Claremont Quarter, Sir Charles Gairdner Hospital, and Perth Children's hospital and is also situated within the sought-after Shenton College catchment. A Combination of space, lifestyle, and convenience, this delightful home delivers peaceful, secure, and low-maintenance living in a highly desirable location.

### ACCOMODATION

- 4 Bedroom
- 2 bathrooms
- 2 WC's
- Kitchen
- Bathroom/Laundry
- Open plan Living and dining area

### FEATURES

- High ornate ceilings throughout the home
- Master bedroom featuring a walk-through wardrobe and skylight
- Luxurious master ensuite with floor-to-ceiling marble tiles and double shower
- Second bedroom with full-height built-in cupboards
- Third bedroom, generously sized, with ducted air conditioning
- Fourth bedroom or study, well-proportioned, with access to the second bathroom/laundry
- Open plan kitchen, meals, dining, and living area with gas log fireplace

### Listed By

Alison Travers

Mimma Notaro

Mobile: 0424 302 403

Mobile: 0404 042 778

