

Sold



117 Grantham Street, Floreat



Functional Family Living

Under Offer! Multiple Offers Received.

This charming character home is situated on a huge 883 sqm block in the heart of Floreat. Built in Circa 1950 this light filled residence has been renovated and extended throughout while keeping its original charm.

Conveniently located to numerous amenities including Floreat Park Primary School, Churchlands Senior High School, Newman College, Floreat Forum, Mclean Park and ample public transport.

This spacious home takes full advantage of the functional floorplan boasting 4 bedrooms, study, 2 living areas and huge backyard-perfect for the growing family and pets. At the heart of the home you will find the stunning chef's kitchen featuring granite bench tops, breakfast bar, ample storage and quality European appliances. The open plan dining and living area seamlessly flows through to the north facing family room which offers an abundance of natural light, the perfect place to relax after a long day.

The master bedroom is situated on the lower floor separate from the rest of the house and boasts a walk-in-robe, ensuite and has direct access to the leafy backyard. The remaining 3 bedrooms and study are located on the ground and upper floors.

Entertaining is made simple with the huge elevated covered alfresco area which overlooks the tranquil rear garden. This is the perfect place to entertain family & friends with ample room for your kids & pets to run and play for

🛏 4 📶 2 🚗 2 📏 883 m2

Price SOLD for \$1,688,888

Property Type Residential

Property ID 29293

Land Area 883 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED 
REAL ESTATE

endless hours.

For further details or to arrange a private viewing of this immaculate home please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

Property Features;

- 4 spacious bedrooms
- study
- 2 bathrooms
- Jarrah floorboards
- Generous family friendly 883 sqm block
- 6.2kw solar power system
- Plantation shutters
- Open plan family/dining
- Separate lounge/activity area
- Renovated kitchen with granite benchtops, breakfast bar & European appliances
- Reverse cycle split system air-conditioning
- Master bedroom with walk-in-robe, ensuite and direct access to leafy garden
- Covered alfresco with deck overlooking backyard
- Large private rear garden
- Bore reticulation
- Double lock up garage
- Store room/cellar
- A selection of established fruit trees
- Ample additional parking at the front of the property
- Ample space for a pool in the back yard if desired

Approximate distance to;

- 850m- Floreat Park Primary School
- 900m- Floreat Forum
- 1.0km- Mclean Park
- 1.1km- The Herdsman
- 2.1km- Newman College
- 2.2km- Wembley Golf Course
- 2.3km- Bold Park Aquatic
- 2.8km- Churchlands Senior High School
- 3.4km- Hale School
- 3.6km- Shenton College
- 4.2km- Floreat Beach
- 4.5km- Innaloo Shopping Centre
- 7.3km- Perth CBD

Council Rates- \$2,826.87

Water Rates- \$1,549.03

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.