



### 11/9 Anstey Street Claremont WA

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'Cead Mile Failte' - a hundred thousand welcomes to this secure & private gated community on leafy and tranquil Anstey Street. Villa 11 is quietly tucked away amongst these exclusive residences, offering the spacious feel of a house, yet with the easycare living experience of a villa. Kitchen, living and outdoor entertaining areas are all bathed in Northern light along with a large courtyard with beautifully maintained lawns & gardens. With no steps to negotiate, this really is a rare find for independent downsizers, lock 'n' leavers and country buyers seeking the ultimate Perth base close to private schools & colleges, among other astute buyer groups.

The expansive formal lounge & dining area welcomes you inside, with the central open-plan family, meals & kitchen

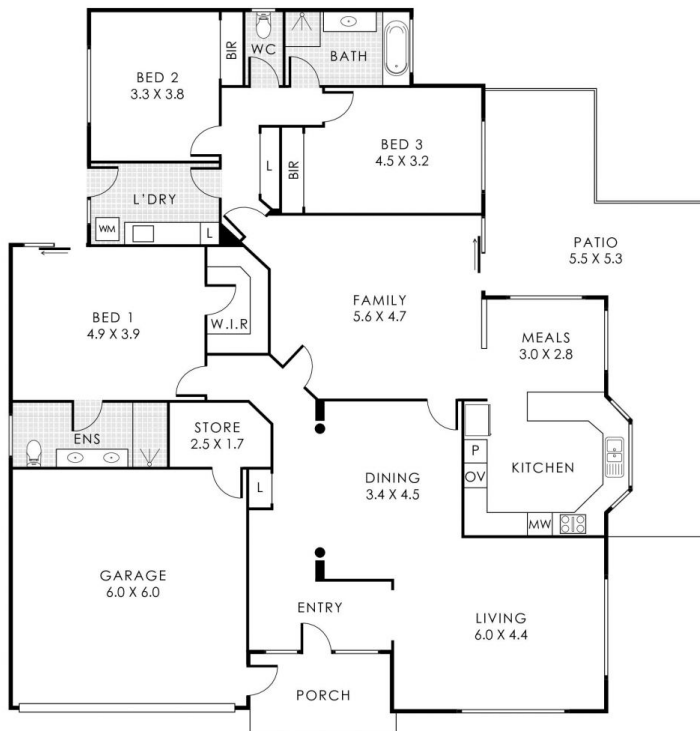
**Type** : House

**View** : <https://www.abelproperty.com.au/7969025>



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## 11/9 Anstey Street, Claremont

Residence 210m<sup>2</sup> | Patio 36m<sup>2</sup> | Garage 38m<sup>2</sup> | Porch 8m<sup>2</sup> | Store 4m<sup>2</sup>

**Total Area 296m<sup>2</sup> | Total Lot Size 510m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Cdb Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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