abelproperty

30 Mengler Avenue Claremont WA

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Perfectly positioned in a beautiful tree lined street just 300m to the Loch Street Train Station & an array of Ashton Avenue shops, this contemporary home offers huge open plan living and a choice of upstairs & downstairs living zones and master bedrooms with ensuites all on a low maintenance 387sqm landholding. With such a versatile floorplan and convenient 'walk everywhere' location, this home caters for a multitude of buyer types including families, executive couples, downsizers or country folk farmers looking for that secure 'lock & leave' Perth base.

Behind the front gated courtyard you'll be greeted by a spacious entrance and well-lit void with gleaming floorboards below your feet leading to the expansive open plan kitchen, dining and living areas.
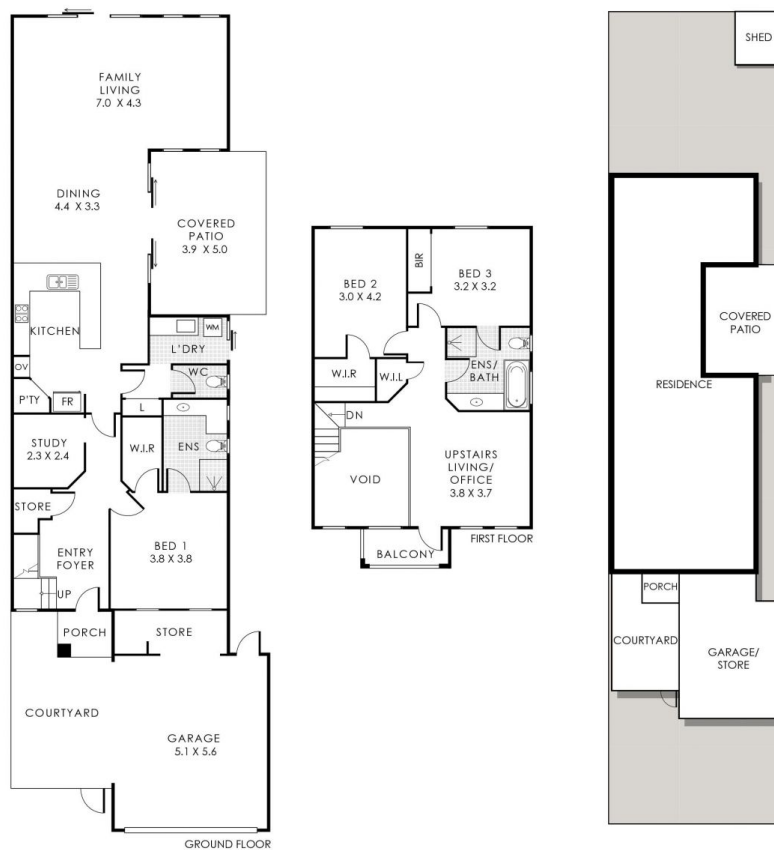
The kitchen is the real centrepiece of the home featuring

Land Size : 387 sqm
View : https://www.abelproperty.com.au/8005872

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FAMILY
LIVING
7.0 X 4.3

DINING
4.4 X 3.3

COVERED
PATIO
3.9 X 5.0

KITCHEN

WM

L'DRY

WC

OV

P'TY

FR

L

STUDY
2.3 X 2.4

W.I.R

ENS

STORE

ENTRY
FOYER

UP

PORCH

STORE

BED 1
3.8 X 3.8

COURTYARD

GARAGE
5.1 X 5.6

GROUND FLOOR

BED 2
3.0 X 4.2

BIR

BED 3
3.2 X 3.2

W.I.R

W.I.L

ENS/
BATH

DN

VOID

UPSTAIRS
LIVING/
OFFICE
3.8 X 3.7

BALCONY

FIRST FLOOR

SHED

COVERED
PATIO

RESIDENCE

PORCH

COURTYARD

GARAGE/
STORE

30 Mengler Avenue, Claremont

Residence 213m² | Garage/Store 35m² | Porch 3m² | Covered Patio 19m² | Balcony 4m²

Total Area 274m² | **Size Area 387m²**

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