



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.

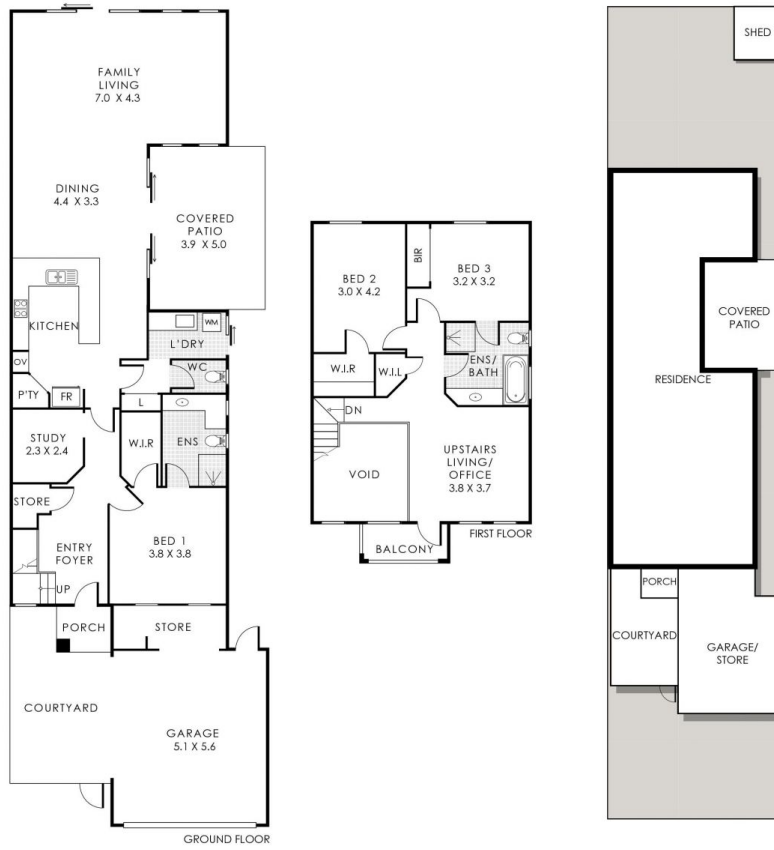
The kitchen is the real centrepiece of the home featuring

Land Size : 387 sqm

View : <https://www.abelproperty.com.au/8005872>



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30 Mengler Avenue, Claremont

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

Total Area 274m² | Size Area 387m²



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 an approximate representation 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. www.cdbcreative.com.au