



**25 Mofflin Avenue Claremont WA**

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HOME OPENS CANCELLED - Apologies for any inconvenience.

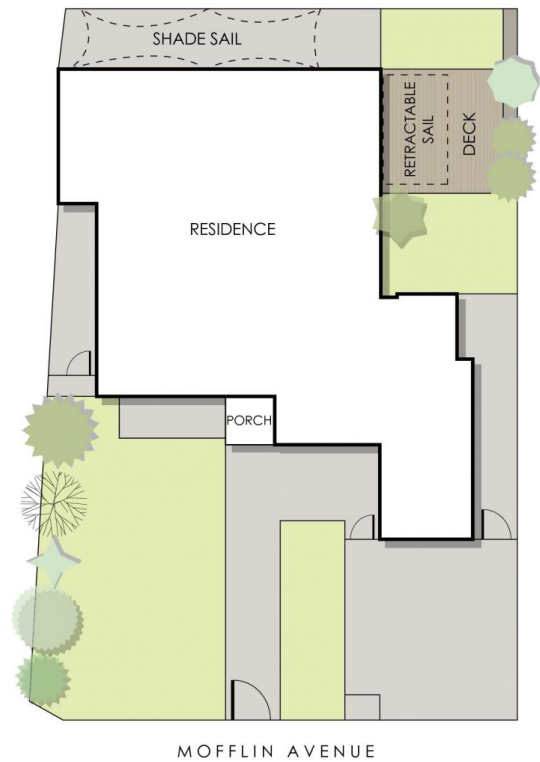
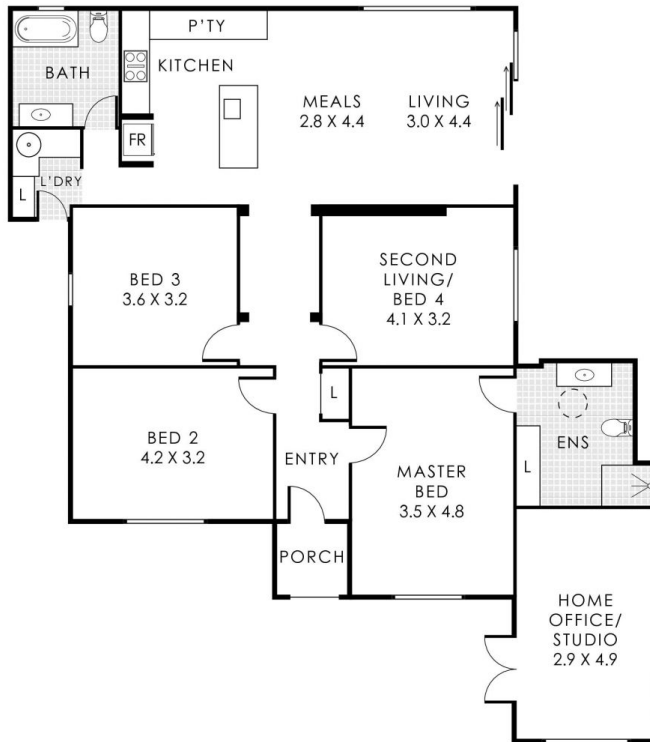
Literally just 100 steps from your front door to the convenience of the Loch Street Train Station with such easy access to the Perth CBD, Fremantle & the Metronet straight to the airport, as well as being adjacent to the gated Mofflin Avenue Park - this renovated, single level home with family sized accommodation & secured front grassy expanses will surely tick your 'must have' boxes for your new home.

Behind a relatively unassuming character street façade, you'll be pleasantly surprised by a contemporary renovation and rear extension that offers the 'best of both worlds' in terms of character & charm fused with today's modern conveniences.

**Land Size** : 402 sqm  
**View** : <https://www.abelproperty.com.au/8005874>



**Nathan McIntosh**  
**(08) 9208 1999**



## 25 Mofflin Avenue, Claremont

Residence 137m<sup>2</sup> | Porch 2m<sup>2</sup>

Total Area 139m<sup>2</sup> | Total Lot Size 402m<sup>2</sup>



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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. www.cdbcreative.com.au