

## Claremont, 25 Harbord Road

### Hotel Harbord

A big family needs a big home but choosing size doesn't mean you have to compromise on style. This property has it all, five large bedrooms, three bathrooms, two living areas and plenty of outdoor entertaining space.

Located in family friendly Claremont and neighbouring an open reserve which can be accessed via the backyard, this home has the double advantage of being secluded yet close to everything.

From the large privacy hedge at the front of the property you enter onto a sweeping driveway with plenty of parking. The exterior has a modern Mediterranean feel with an oatmeal rendered finish and a great use of glass balustrading.

If you find the exterior impressive, you will simple love the interior, with neutral decor, quality flooring and clean lines, this home has been decorated for the whole



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**For Sale**  
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family to enjoy.

With the huge lounge room there is space enough for two distinct living zones. The space is kept comfortable year round with a Daiken reverse cycle air conditioner, and there is plenty of light from two large picture windows facing the front garden.

The living area flows seamlessly into the large modern kitchen diner. The kitchen is a picture in sleek black and white, with white cabinetry and black faux stone bench tops. There is plenty of storage and workspace, including a breakfast bar. With quality appliances including a wall oven, dishwasher and a cooktop, this is any chef's dream kitchen.

The dining space off the kitchen will become your go to entertaining area, with space enough for the largest dining suite, plus sliding glass doors that lead you to the covered outdoor entertaining area. Image the gatherings you could host in this home.

There are five bedrooms on this level, four with built in robes and the master has both a walk in robe and ensuite. One of the bedrooms at the back of the house also has sliding glass doors that take you into the landscaped backyard.

There is a good sized family bathroom with separate bath and shower, plus a separate laundry with plenty of built in storage.

Next to the stairs you come to the built in study on the landing with plenty of shelving for all your storage or displays.

On the Lower level you will find a second living area, which the current owners have set up as a home gym. This could be a man cave, a hobby room or even a sixth bedroom. There is also a third bathroom on this level.

The backyard is fully enclosed, perfect for kids and pets. There is also another garage / shed for keeping everything neat and tidy.

If your family is out growing your current home, you need to inspect 25 Harbord Rd in Claremont.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.



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## More About this Property

<b>Property ID</b>	5JCFFCS
<b>Property Type</b>	House
<b>House Size</b>	200 m <sup>2</sup>
<b>Land Area</b>	588 m <sup>2</sup>
<b>Including</b>	Ensuite Study Deck Dishwasher Secure Parking

**Ben Ayers 0417 518 608**

Property Representative | bayers@ljhookerpinnacle.com

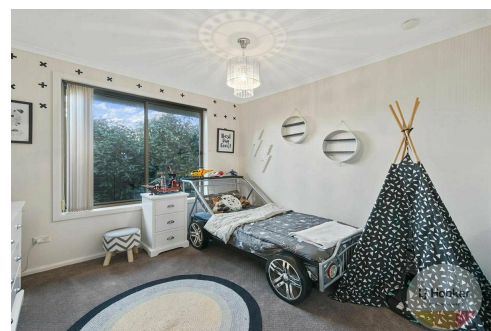
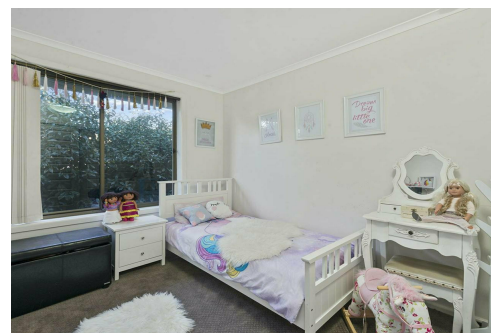
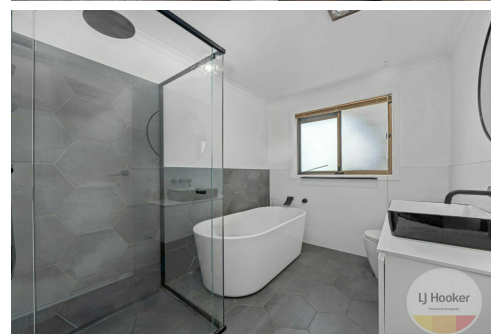
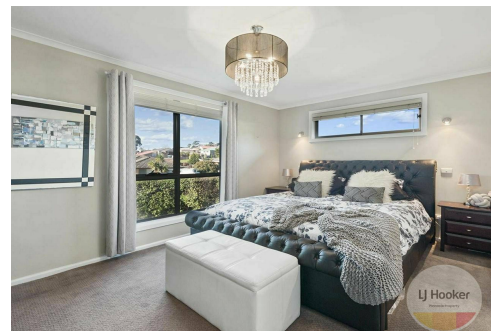
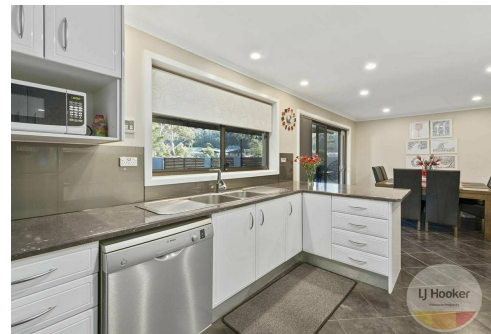
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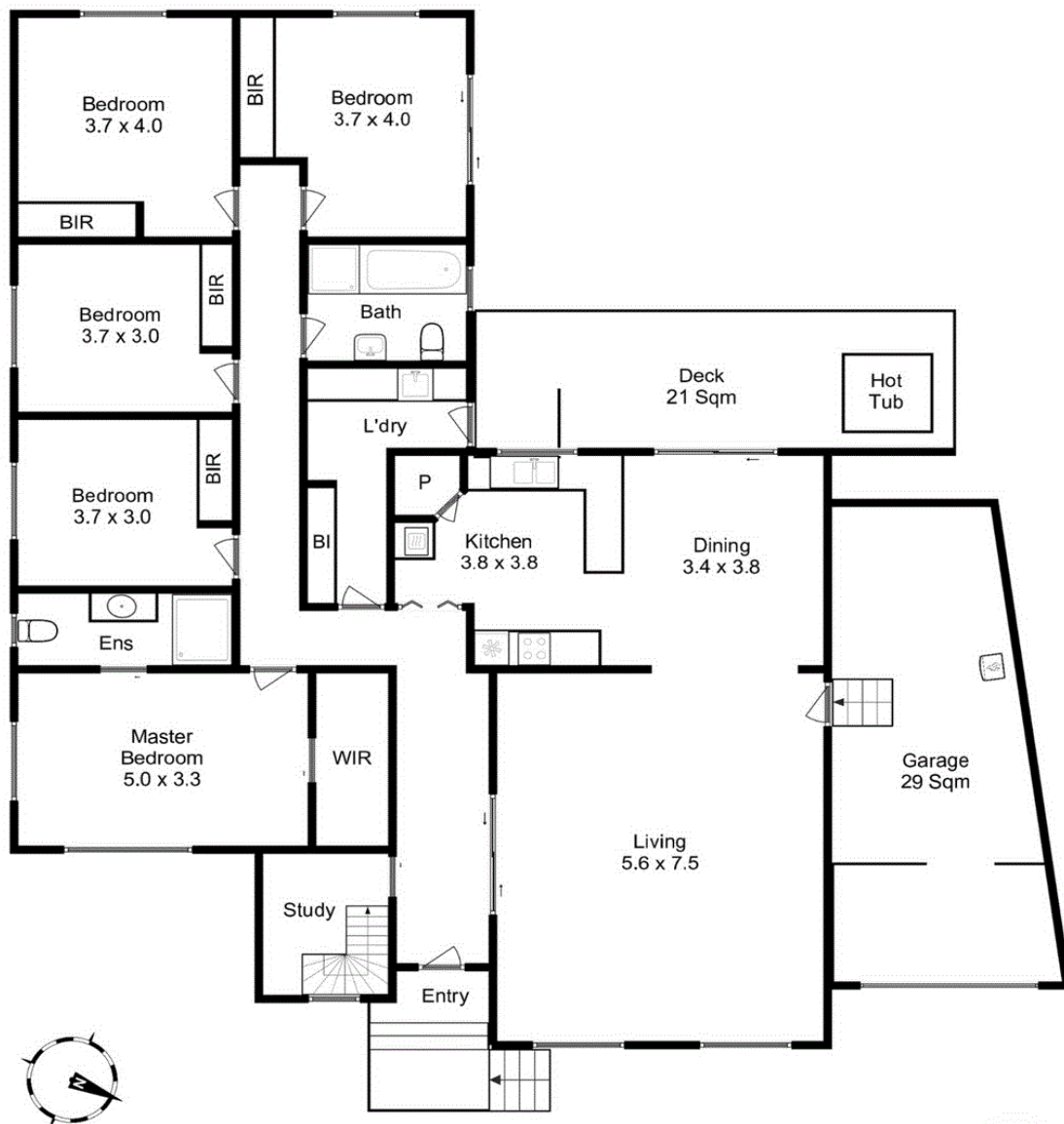
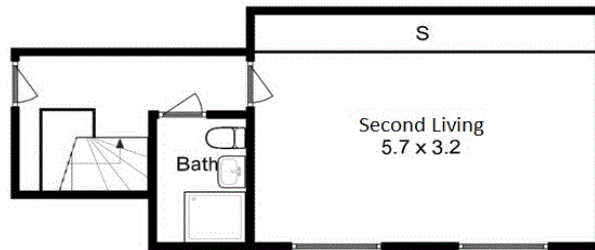
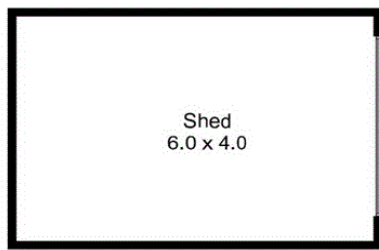
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This floor plan is for marketing purposes and is to be used as a guide.



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