







Mid-Century Beauty, West of The Forum

3 1 3 1,212m2

Discover architectural elegance in this landmark property opposite Donegal Park, in Floreat's prized 'West of The Forum' Floreat enclave, a rare gem held by the same family since its inception in 1962.

Admire the idyllic north-south orientation of the home, complemented by an impressive (approx.) 43-metre frontage. The exterior boasts sprawling lawns and a low-skillion roofline, with a Toodyay stone feature wall at the entrance and breeze blocks that create a private courtyard for the main bedroom.

Step into a stunning example of Mid-Century Modernist architecture and interior design, where sleek lines, expansive picture windows, timber panelling, and natural stone elements coalesce into a harmonious masterpiece.

Timber-framed glass walls seamlessly connect interior spaces, revealing Jarrah ceiling beams, floating wall cabinetry, and magnificent parquetry flooring. With clearly delineated living and accommodation zones, the bedroom wing is well-separated from the activities in the two internal living areas, each bathed in perfectly proportioned natural light.

One offers a leafy street and park outlook, while the other provides a birds-eye view over the rear yard. Unwind at the chic corner bar, where your soiree and pool party martinis can be shaken or stirred. Adjacent, the kitchen and meals area boasts a gently raking ceiling, flooded with natural light through

Price	SOLD for $2,920,000
Property Type	Residential
Property ID	29981
Land Area	1,212 m2
Floor Area	250 m2

Agent Details

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

wall-length multi-pane windows.

Long admired by locals and those further afield, the property's rich history includes its use as the film set for 'The Shark Net,' a mini-series based on acclaimed Australian author Robert Drewe's novel of the same name.

This coveted locale, flanked by Bold Park, Wembley Golf Course, Perry Lakes Reserve, Roscommon Nature Reserve, and McLean Park, promises a lifestyle of tranquillity and natural beauty. Additionally, enjoy easy access to Floreat and City Beaches, esteemed schools, and premier sporting and leisure amenities.

This effortlessly stylish home, characteristic of the post-WW2 Mid-Century era, presents a unique opportunity with the potential for a sympathetic extension to suit your needs.

Seize the chance to secure a timeless architectural gem in one of Perth's very best locations.

Features include:

• Magnificent Mid-Century Modernist home
• Designed by Graham Hatton and built by William Dunn
• Built 1962, owned by the original family
• Prized 'West of The Forum' location
• Three bedrooms, one bathroom (with separate powder & WC)
• Full-height picture windows and glass internal walls
• Formal dining and two internal living areas, one with a corner cocktail bar
• Extensive solid Jarrah panelling, beams, cabinetry and parquetry
• Functional kitchen/meals with electric cooking and walk-in pantry
• Massive 1,212sqm landholding, with (approx.) 43m frontage
• Idyllic north-south orientation
• Terraced rear yard with 12 meter below-ground pool (unfilled)
• Poolside alfresco area with storerooms
• Used as a film set for an Australian mini-series
• Instantaneous hot water system
• Carport parking for 3 vehicles/trailer/caravan

Location (approx. distances):

• Opposite Donegal Park
• 170m Roscommon Nature Reserve
• 1.1km Bold Park Aquatic
• 1.2km Wembley Golf Club
• 800m Floreat Forum
• 850m Floreat Park Primary School
• 2.3km Herdsman Lake and Regional Parklands
• 1.3km Newman College
• 2.2km Hale School
• 3.2km City Beach foreshore

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.