







Sophisticated, Contemporary and Accessible!

4 2 2 329m2

Find sophistication and easy living in this contemporary double-storey executive home. The sleek two-toned rendered elevation with a skillion roof provides a striking first impression, hinting at the sophistication that lies within. Offering an expansive 204sqm of living space on a manageable 329sqm lock-and-leave green-title block, this 2017-built residence promises style and practicality for the discerning homeowner.

On the ground level, the main suite beckons with a generously sized walk-in robe and a private ensuite featuring a double floating vanity. Sliding doors seamlessly connect the interior to the rear gardens, creating a tranquil retreat. Ascend to the upper level, where three spacious bedrooms await, each fitted with built-in robes, plantation shutters, and ceiling fans. The thoughtfully appointed secondary bathroom includes a bath, catering to families of all ages and stages.

Aesthetic cohesion is achieved through stylish flooring on the lower level, while premium Stonefields carpet elevates the staircase and upstairs space. This home boasts three distinct internal living areas: a dedicated theatre room, an open-plan family living/dining space on the lower level, and an additional activity space upstairs.

The heart of the home, the stunning kitchen, features stainless Bosch appliances, Smeg cooktop, a chic black Franke sink, a Carrara marble benchtop, and ample storage. The adjacent laundry, with its glass

Price	SOLD for $1,450,000
Property Type	Residential
Property ID	29983
Land Area	329 m2
Floor Area	204 m2

Agent Details

Office Details

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splashback and convenient wall-mounted washing line outside, adds to the home's overall functionality. Seamless integration between indoor and outdoor living spaces is achieved effortlessly as the exterior entertainment area unfolds with covered alfresco space and low-maintenance reticulated gardens, providing an ideal setting for relaxation and socialising.

Situated in the highly sought-after Mount Hawthorn, this residence is flanked by the tranquillity of Lake Monger and Britannia Road Reserve, as well as the vibrant Scarborough Beach Road and Oxford Street dining and shopping precincts. Easy freeway access and proximity to esteemed schools, including Mount Hawthorn Primary, Aranmore Primary and Senior campuses, and Bob Hawke Secondary College, make this home an exceptional find for families and professionals alike.

Don't miss the opportunity to make this modern masterpiece your own.

Features include:

• Four bedrooms, two bathrooms
• Contemporary double-storey design
• Three internal living areas
• Built-in robes and ceiling fans in the bedrooms
• Hybrid timber flooring and premium carpets
• Luxe chef's kitchen with BOSCH appliances SMEG cooktop
• Stone surfaces throughout
• Covered alfresco with timber decking
• Easy-care 329sqm block with reticulated gardens
• Full security system
• Reverse cycle ducted Daikin Inverter air conditioning
• Double lock-up garage with remote sectional door
• Abundant storage throughout
• Superb accessibility, under 500m to the freeway

Location (approx. distances):

• 600m (walk)Lake Monger
• 460m Menzies Park
• 520m Britannia Road Reserve
• 850m Braithwaite Park
• 1.1km Mount Hawthorn Primary School
• 1.2km Hawaiian's Mezz Shopping Centre
• 1.4km Aranmore Primary School
• 1.7km Aranmore College
• 2.6km Central Leederville
• 5km Perth CBD

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