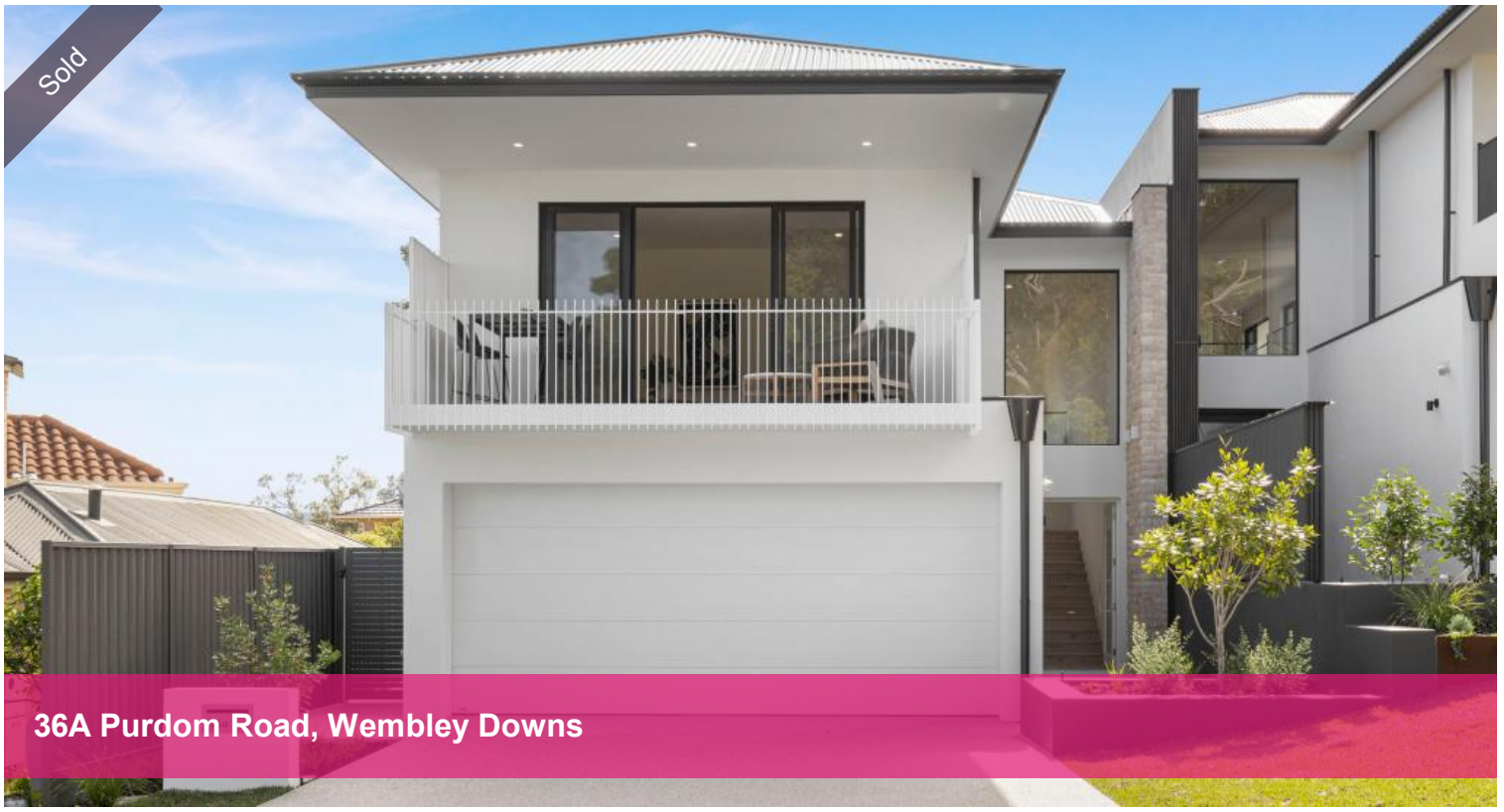








Brand New Luxurious Residence

Under Offer First Week! Multiple Offers Received.

Discover the epitome of elegance and sophistication with this grand executive residence, perfectly situated in an elevated, quiet street. Nestled across from a charming tree lined open space, this light filled 4/5 bedroom home offers a resort like low maintenance & tranquil lifestyle conveniently situated close to all the amenities that sought after Wembley Downs has to offer.

Every inch of this residence exudes class and craftsmanship, from the quality finishes to the floor to ceiling windows, extra high ceilings & doors incorporating shadowline cornices and light oak timber flooring to fully tiled bathrooms - no detail has been overlooked. Experience the luxury of generous sized multiple living areas providing ample space for relaxation, entertainment and separation.

As you enter via the oversized timber & glass front door, you are greeted by a magnificent double height foyer incorporating huge windows, feature timber staircase with glass balustrade and an abundance of natural light. The heart of this special home is the voluminous open-plan chef's kitchen, dining and living room. Designed for the culinary enthusiast, the kitchen features Bosch appliances, massive stone bench-tops with waterfall ends, breakfast bar, walk-in pantry/scullery, feature panelling and abundant storage. Whether you're hosting an intimate dinner or entertaining large gatherings of family & friends this huge area is sure to impress.

4 2 2 506m2

Price	SOLD for $2,710,000
Property Type	Residential
Property ID	30548
Land Area	506 m2
Floor Area	459 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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

XCEED REAL ESTATE

Step through the expansive glass doors, at the back of the living room, onto the north facing alfresco area, garden and grassed back yard, offering seamless indoor/outdoor living. Featuring a built in Beefeater gas BBQ, cupboards & sink, ceiling fan and poured aggregate paving. A delightful, sunny private area to be enjoyed all year round. Also located on the ground floor is a large laundry with an abundance of cupboard space, a guest powder room, walk-in store room/wine cellar with lift well provision and bedroom 4 or a ground floor home office.

The tastefully carpeted first floor is equally impressive boasting elevated coastline views and ocean glimpses north/west towards Scarborough through the window wall along the extra wide passage. The master bedroom is located in a separate wing in the northerly rear of the residence. This huge private zone is as impressive as some of the best 5 star hotel suites, incorporating a fully tiled ensuite with bath, separate shower, separate w/c & Velux skylight, a fabulous fully fitted dressing room and huge covered, rear balcony.

Down the passage there are 2 additional Queen-sized bedrooms, both with fitted built-in robes, fully tiled main bathroom with feature skylight & separate powder room, study/store/hobby room, open plan activity/home office and a separate theatre room or 5th bedroom incorporating sliding doors opening onto a fully covered tiled balcony enjoying elevated treetop views.

This rare brand-new residence offers the perfect balance of peaceful living and urban convenience. Wembley Downs is renowned for its friendly community atmosphere surrounded by a selection of excellent private & public schools and close proximity to various shopping centres, dining, recreational facilities, ample public transport and the coast.

This fine home has been executed to the highest standard and is truly captivating. For further details or to arrange a private viewing please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

Other Features;
• Extra high ceilings, shadowline cornices and floor to ceiling windows to majority of home
• Covered alfresco area featuring ceiling fan, built-in Beefeater BBQ, sink & cupboards with stone splashback
• Central second outdoor entertaining area
• Ducted reverse cycle air-conditioning
• Poured aggregate to driveway, pathways and entertaining areas
• Room for a pool if desired
• Double garage with auto door
• Automatic reticulation to landscaped low maintenance garden
• Provision for a lift

Approximate Distance to;
• 400m- Luita Street Reserve
• 700m- The Downs Shopping Centre
• 800m- Wembley Downs Primary School
• 800m- Hale School
• 1.8km- Floreat Beach

• 1.9km- Churchlands Senior High School
• 2.3km- Newman College
• 2.4km- Wembley Golf Course
• 2.6km- The International School of WA
• 2.8km- Herdsman Lake
• 4.0km- Event Cinemas Innaloo
• 4.2km- Westfield Innaloo
• 5.2km- Karrinyup Shopping Centre
• 5.6km- St Mary's Anglican Girls School

Water Rates- $TBA
Council Rates- $TBA

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.