







Brand New Family Haven

4 2 2 506m2

Second Opportunity due to buyer's finance being declined.

Discover the pinnacle of elegance and sophistication in this stunning family residence, ideally located on a serene, elevated street. Overlooking a picturesque, tree-lined open space, this brand new 4/5 bedroom executive home, set on a 506 sqm Green Title block, offers a low-maintenance, tranquil lifestyle, conveniently close to all the amenities that desirable Wembley Downs offers.

Every detail of this residence showcases class and craftsmanship, from the high-quality finishes to the floor-to-ceiling windows, extra-high ceilings and doors with shadow line cornices and timber flooring, to the fully tiled bathrooms—no detail has been overlooked. Enjoy the luxury of spacious living areas that provide ample space for relaxation, entertainment, and privacy.

Entering through the oversized timber and glass front door, you are welcomed by a stunning double-height foyer with large windows, a feature timber staircase with a glass balustrade, and an abundance of natural light. The heart of this special home is the expansive open-plan chef's kitchen, dining, and living room. Designed for culinary enthusiasts, the kitchen features 900mm European appliances, extensive stone countertops with waterfall edges, breakfast bar, walk-in pantry/scullery, feature panelling and abundant storage. Whether hosting an intimate dinner or entertaining large

Price	SOLD for $2,625,000
Property Type	Residential
Property ID	30587
Land Area	506 m2
Floor Area	459 m2

Agent Details

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Office Details

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gatherings this fabulous area is sure to impress.

Step through the large glass sliding doors at the back of the living room to the north-facing alfresco area, garden & lawned backyard, offering seamless indoor/outdoor living. It features a built-in Beefeater gas BBQ, cupboards & sink, ceiling fan and poured aggregate paving. This delightful, sunny, private area can be enjoyed all year round. Also located on the ground floor is a large laundry with ample cupboard space, guest powder room, walk-in store room/wine cellar with lift well provision and a fourth bedroom (Queen sized) or ground floor home office.

The tastefully carpeted first floor is equally impressive with a window wall and ample natural light down the length of the extra-wide passage. The master bedroom is located in a separate wing at the northerly rear of the residence. This spacious private area rivals some of the best 5-star hotel suites, featuring a fully tiled ensuite with bath, separate shower, separate w/c, Velux skylight, a fabulous fully fitted dressing room and a large covered rear balcony.

Along the passage there are two additional Queen-sized bedrooms, both with large fitted built-in robes, fully tiled main bathroom with feature skylight & separate powder room, study/store/hobby room, an open plan activity/home office and separate theatre room or King sized fifth bedroom with sliding doors opening onto a fully covered, front facing, balcony enjoying elevated treetop and valley 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 excellent private & public schools, close to various shopping centres, dining, recreational facilities, ample public transport and the coast.

This exquisite home has been executed to the highest standard. Internal viewing is a must to fully appreciate the impressive size of this residence.

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 (2.7 metres), 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
• 506 sqm Green Title block

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

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