







Architecturally Designed Family Residence

Experience the pinnacle of modern living in this architecturally designed, contemporary home, perfectly positioned in the heart of Mount Hawthorn. Built in 2021, this stunning residence offers a seamless blend of luxury, functionality and style, catering to those who appreciate quality craftsmanship and thoughtful design.

Boasting a functional layout, the home features three spacious bedrooms, two luxurious bathrooms, and a powder room, providing ample space for families and professionals alike. Two separate living areas offer flexibility, while the abundance of natural northern light floods both levels, creating an inviting and airy ambiance.

At the heart of the home is a state-of-the-art kitchen, equipped with premium Silestone benchtops, high-end Siemens appliances, a pyrolytic oven, and a built-in combined microwave/oven. Integrated Phoenix tapware and extensive storage solutions ensure both form and function are at the forefront of the design.

Designed for those who love to entertain, this home offers multiple alfresco spaces that blend seamlessly with the interiors. A generous upstairs balcony captures beautiful city views, while downstairs, expansive glass doors open from the main living area to a private outdoor entertaining space. The fully fenced front yard offers a private, secure oasis—perfect for a quiet morning coffee while watching the kids play on the lush lawn.

3 2 2 253m2

Price	SOLD for $1,716,500
Property Type	Residential
Property ID	31511
Land Area	253 m2

Agent Details

Office Details

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

Premium finishes extend throughout, with polished concrete flooring, timber stairs, and plush woollen carpets, adding warmth and texture. Enjoy year-round comfort with ducted reverse-cycle air conditioning, while the fully fenced front yard with intercom entry ensures security and privacy. Completing this exceptional home is a double lock-up garage with ROW access, a shopper's entrance, and additional storage, making daily life effortlessly convenient.

Perfectly positioned in the heart of Mount Hawthorn, this home is just moments from boutique shops, trendy cafes and scenic parklands. Families will appreciate being within the catchment zones of the esteemed Bob Hawke College and Mount Hawthorn Primary School. With easy access to the city and all the amenities this thriving suburb has to offer, this property presents a rare opportunity to secure a home that effortlessly combines charm, modern living, and an unbeatable location.

Features;
• 3 bedrooms with built in robes
• 2 luxurious bathrooms
• Downstairs powder room
• Feature timber staircase
• Open plan kitchen, living and dining
• Chef's kitchen with Silestone benchtops and high-end Siemens appliances
• Separate lounge room downstairs
• Upstairs living/theatre room with glass sliding door extending out to the balcony
• Spacious balcony with beautiful city views
• Quality light fixtures and fittings
• High ceilings with shadow lines
• Huge windows and doors bringing in natural light
• Neutral colour scheme throughout
• Master bedroom with walk in robe and ensuite
• Polished concrete flooring
• Plush carpets up stairs
• Ducted, remote access enabled reverse cycle air-conditioning
• Outdoor entertaining area
• 6 kW solar system
• Fully fenced front yard with grassed area and intercom entry
• Built by Transform Bespoke builders; Designed by Daniel Cassettai Design
• 253 sqm
• Double brick and concrete upper slab
• Wide hallway
• Abundance of storage throughout
• Double remote garage off ROW with extra storage area

Approximate distance to;
• 500m- Les Lilleyman Reserve
• 650m- The Mezz Shopping Centre
• 650m- Scarborough Beach Road Café & restaurant precinct
• 1.3km- Mount Hawthorn Primary School
• 3.2km- ECU Mount Lawley
• 3.5km- Bob Hawke College
• 4.6km- Perth CBD

Water Rates- $1,822.00 p/a approx.
Council Rates- $3,533.00 p/a approx.

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