

1/27 Hovia Terrace, South Perth, WA 6151



Townhouse For Sale

Tuesday, 16 January 2024

1/27 Hovia Terrace, South Perth, WA 6151

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 325 m2

Type: Townhouse



Vee Po

0892019800

high \$1m

The perfect home right on the city doorstep, high up behind the South Perth foreshore, capturing unobstructed panoramic views of the city and its surrounds. With its cleverly laid out interior, luxuriously finished to the highest possible standards, this is a property you simply have to see. This home has been built with the highest quality materials and furnished throughout with the most expensive imported fittings. These include a hand-crafted sheoak front door, floors and staircases, polished jarrah stair rails and marine-quality stainless steel balustrades. The bifold and trifold, fully retractable patio and balcony doors on two levels are made of 10mm glass. The kitchen is fitted with Miele appliances and has Caesar Stone benchtops. Fully adjustable Luxaflex patio and balcony blinds provide controlled sun-screening, from total block out to completely open. The bathrooms are furnished with the highest quality imported taps, fittings and tiling. No expense has been spared.

Undercroft Garage and workshopThe undercroft has secure vehicle access from the front driveway, leading into a spacious 56 square metre double garage, behind which is a 36 square metre workshop, which could also be used as a gym. There is also a motorbike bay and abundant additional storage space, for bicycles and sporting equipment. A carpeted staircase leads up from the undercroft to the Entrance Level Ground Floor.

Street Level EntranceAbove the undercroft garage, the First-Floor level is entered via a few steps up to a stylish contemporary porch and the front door. There is a gate to the left-hand side of the porch, which provides alternative guest access to the large external ground floor patio and entertaining area.

First FloorThe first floor, entered through the front door, opens into a light airy entrance hall. The entrance hall floor, ground floor and staircases are all hand crafted in beautiful sheoak. The stairs leading up to the second floor have jarrah handrails and marine quality stainless steel balustrades. The first floor accommodation is split-level: To the right of the entrance hall, a short flight of stairs leads down into cleverly separated, self-contained lower level accommodation that comprises two large bedrooms with WIRS, a shared luxury bathroom, an enclosed external courtyard and additional storage cupboards. This is ideal accommodation for guests, extended family, or for use as a separate teenage retreat. There are limitless possibilities for the adjoining courtyard: a covered games room, music room or study, or ornamental garden and private meditational retreat. To the left of the entrance hall, the ground floor opens out into a spacious and well-appointed kitchen with Miele appliances and Caesar Stone kitchen bench, beyond which is the adjoining lounge and dining room. The lounge opens out onto the enormous ground floor patio, with trifold doors that can be completely opened, to combine the interior and exterior space for casual family relaxation or lavish entertainment. The patio has a fully extendable awning for shade on those long, sunny summer afternoons. The ground floor kitchen, lounge and dining area have been cleverly placed at the middle level of the house, to serve both the downstairs retreat, the ground floor entertaining area and the upstairs master accommodation.

Second FloorA sheoak staircase lead up to the upstairs lounge, which opens out onto a 270-degree view balcony, via a separate in-out lounge, which can be closed off as interior space or fully opened to complete a magnificent open lounge-balcony entertainment area. To the left of the staircase, the immense master bedroom, with a huge walk-in wardrobe, enjoys the same panoramic views. The adjoining en-suite luxury bathroom also enjoys the same city views but has block out blinds for optional privacy. And outside the Master Bedroom there is an open plan office or study area, which again shares the same spectacular daytime and night time city views. To the right of the staircase, there is a broad open-plan lounge that has a picture window panorama of the city views, with plenty of space for living and entertaining, at the rear of which are unobtrusive cupboards set into the eaves, providing an additional 4 square metres of storage space. Beyond this lounge lies the piece de resistance, the crowning glory of the property and the envy of all who visit it: the second floor outside area: fully retractable glass doors open out onto an enormous top floor balcony. This boasts a spectacular, elevated 270-degree panoramic view of the Perth City skyline, from the natural beauty of Kings Park and the Swan River, across the full width of Perth's St George's Terrace cityscape, to Perth's world class Optus sports stadium and then the distant forested Darling Range beyond. This ever-changing panorama of the Perth City skyline, from sunrise to sunset and summer to winter, and nighttime spectacle the city lights cannot fail to astonish and impress everyone who sees it. It is the piece-de-resistance of this uniquely well designed luxurious and versatile property, and a delight that no owner would ever tire of.

Security and ServicesThe property is a completely secure lock-and-leave residence, ideally suited to the internationally mobile business person or executive family. There is a secure undercroft garage entrance, a high security front door, and an Alarm system with control panels on every floor. There are individually controlled LG Mirror split system air-conditioning units on every floor, with ceiling fans in the top floor interior/exterior lounge, and there are more than 50 power points throughout. I simply can't wait to show you through this beautiful property. Call Vee Po today on

0400037669 for a chat or to book an immediate private inspection.