

1 Glengariff Drive, Floreat, WA 6014



Sold House

Tuesday, 21 November 2023

1 Glengariff Drive, Floreat, WA 6014

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1176 m2

Type: House



Helen Hemery

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Contact agent

View by appointment Indulge in the epitome of family living with this remarkable two-storey residence, strategically positioned opposite the expansive Floreat Sporting Precinct. Boasting a commanding corner position with a spectacular northern orientation, this property offers timeless contemporary comfort at every turn. With generous spaces, abundant natural light, unparalleled privacy, and versatile indoor and outdoor living areas, this substantial home is a true sanctuary for growing families, seamlessly transitioning from toddlers to teenagers and beyond. Situated on a sweeping 1,176sqm corner block surrounded by a solid perimeter wall, the property features established front gardens that create a relaxed and peaceful sanctuary, while the spacious front yard provides a secure play area for young children. As you enter through the extra-wide doorway, the warmth of solid WA Blackbutt parquetry floors welcomes you. Full-height windows and captivating garden views enhance the ambiance in every room. The large front office, with external access, offers a comfortable work-from-home option, overlooking a central atrium garden with a reflection pond - a charming and tranquil space for work or client meetings. Double doors reveal an elegant formal lounge with an open wood fireplace and a coffered ceiling. Adjacent to this, the formal dining room features floor-to-ceiling north-facing windows and French doors leading to the lush gardens. The central heart of the home unfolds beyond, with a spacious open-plan living area encompassing a kitchen, casual meals zone, and informal living space. A giant two-way walk-in pantry adds convenience, and a wall of north-facing windows provides a seamless connection to the garden, alfresco area, and the inviting pool. French doors from the lounge, dining and family rooms ensure a seamless transition from indoor to out, with the garden hosting numerous gatherings of family and friends. The expansive alfresco-entertaining area, complete with a built-in barbecue and integrated audio speakers, is destined to be the focal point of memorable parties. Surrounding the southwest perimeter is a diverse orchard of citrus and fruit trees, along with raised herb beds in an extensive kitchen garden. A newly paved drying courtyard with two clotheslines and a hot/cold water shower adds practicality after pool or beach activities. The ground floor features an opulent king-sized master bedroom with a substantial walk-in dressing room and a light-filled ensuite. Beyond this, a large second bedroom with an adjacent bathroom, which would make an ideal guest suite, while a generous games/activity room with garden access, a powder room and a laundry (with chute from upstairs) complete the downstairs accommodation. Upstairs, an open-plan study/retreat area for kids accompanies three enormous bedrooms with built-in robes. Bedrooms 4 and 5 share access to the north-facing balcony with stunning views. The family bathroom is thoughtfully divided into separate powder areas, a toilet, and a fully-tiled bath. This coveted location, "west of the Forum," places you within 200m of the picturesque Perry Lakes precinct, with Bold Park and its nature trails nearby. Floreat Park Primary School, Floreat Forum Shopping Centre, private school bus connections, and major recreational facilities are all easily accessible. With close proximity to beautiful Floreat and City beaches and a short commute to the city, this special home embodies the perfect blend of luxury and convenience. Discover the allure of this picturesque part of Floreat surrounded by parks and bush with the ocean not far. Do not miss the opportunity to call this your home. Call Helen now to register your interest and discover the charm of this tightly held area.

KEY FEATURES:

- Huge 1,176sqm corner block
- Established wrap around gardens behind solid perimeter wall
- Views to Floreat Park, Reabold Hill
- Triple lock-up garage with storeroom
- Additional double carport
- Loads of storage including drop-down-ladder access to garage attic
- Stained WA Blackbutt parquetry floors
- New carpets
- Split-system air-conditioning throughout
- Alarm system
- A/V intercom to most rooms
- Large home office
- North facing formal lounge and dining rooms
- Open-plan family/meals/kitchen area
- Huge walk-in pantry
- Downstairs games/activity room
- Giant ground-level master suite
- Upstairs study/retreat area, balcony
- Huge outdoor alfresco entertaining
- Salt-water swimming pool
- Hot/cold water outdoor shower
- Stunning fruit trees and herb/vegetable gardens
- New mains reticulation
- Gas storage hot-water system
- Second instantaneous gas hot-water system
- Floreat Park Primary School and Shenton College catchments

LOCATION FEATURES (all distance are approximate):

- 20m walk to Floreat Park
- 200m walk to Perry Lakes Reserve
- 500m walk to Floreat Park Primary School
- 700m walk to Floreat Forum
- 2.0km to Wembley Golf Course
- 2.1km to Bold Park Aquatic Centre
- 2.3km to HBF Stadium
- 3.7km to City Beach
- 3.7km to Daglish Train Station
- 3.9km to Shenton College
- 7.6km to Perth CBD