

1 Spiderlily Mews, Karrinyup, WA 6018

House For Sale

Saturday, 10 February 2024

1 Spiderlily Mews, Karrinyup, WA 6018

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 551 m2

Type: House



Nick Luca
0412136724



Jo Dattilo
0892428200

OFFERS INVITED

Nick and Jo are delighted to showcase this breathtaking residence located at 1 Spiderlily Mews. THE OFFERING Brief: 5 bed | 3 bath | 3 car | Land: 551sqm Method: For Sale By Closing Date Sale- All offer presented on Tuesday 27th February at 5:00pm. (Note: Our Sellers reserve the right to sell prior to the closing date) Price: Offers Invited Settlement Terms: Negotiable Shire Rates: \$3268.40 THE INTELLIGENCE A home of pure class and distinction, this spectacular 5 bedroom 3 bathroom two-storey haven on the corner is arguably the headline act of the sought-after "Lake Karrinyup Private Estate", perfectly executing a blend of modern and calm opulence with family-orientated warmth. Approximately 500sqm in total build area, this massive residence presents as-new inside and knows no bounds when it comes to style, sophistication and luxurious quality. Exquisite in every sense of the word, this is an abode that transcends expectations and will simply take your breath away! Features include, but are not limited to:

- Excellent security to the eye-catching façade and entrance, including keyless pin-code access to the front door and a Kocom A/V intercom system under the front portico – all complementing a security-alarm system and CCTV security cameras
- A huge tiled entry foyer with a gallery-style marble look feature wall leading, via double doors, into a spacious open-plan family, dining and kitchen area with tiled flooring, integrated audio ceiling speakers, built-in media cabinetry, stylish pendant light fittings, sparkling Caesar Stone bench tops and splashbacks, double sinks, two storage pantries, sleek white cabinetry, a range hood, a Bosch ceramic cooktop and electric oven, an integrated dishwasher and a large powered walk-in storeroom off a flexible "drop zone" or scullery with a microwave nook
- Secluded outdoor alfresco entertaining at the rear, complete with an impressive stone kitchenette, a double-door Rhino drinks fridge, a wood-fire pizza oven, a Siemens gas hob and cooking plates, a ceiling fan, striking white plantation shutters and audio speakers – all overlooking easy-care artificial turf and a shimmering solar-heated below-ground swimming pool with a water feature, also visible from within the relaxing family room
- A carpeted theatre room that is also on the ground level, boasting an elevated seating area, integrated speakers, a projector, screen and a feature recessed ceiling for the ultimate cinema-style experience
- A tiled upstairs landing/sitting area that separates the minor sleeping quarters from an expansive and carpeted master-bedroom suite, featuring separate fitted "his and hers" built-in and walk-in sliding-door wardrobes, as well as a sumptuous fully-tiled ensuite bathroom with a walk-in shower, heat lamps, a toilet and twin stone vanities
- A cavity slider reveals the rest of the carpeted upper-level bedrooms, inclusive of a huge 2nd bedroom with four doors of floor-to-wall-to-ceiling built-in robes
- Spacious 3rd bedroom with four doors of full-height BIR's
- Giant 4th bedroom with four doors of floor-to-wall-to-ceiling BIR's
- Light, bright and fully-tiled main family bathroom upstairs, with a walk-in shower, a separate bathtub, heat lamps and a stone vanity – adjacent to a fully-tiled powder room with a stone vanity of its own
- A fantastic north-facing front balcony off both the master suite and 4th bedroom upstairs, benefitting from pleasant tree-lined views and plenty of natural morning sunlight early in the day
- Large tiled 5th bedroom – or home office – on the lower level, able to be utilised any which way you like
- Stone powder area, next to the fully-tiled 3rd/guest bathroom with a shower, toilet and outdoor/side access to and from the pool
- Well-appointed laundry off the kitchen, comprising of a stone bench top, a clothing chute to the upper level, ample storage options, internal hanging space, a cavity slider for separation from the living space and external access for drying
- Two side-by-side floor-to-wall-to-ceiling linen/storage cupboards on the upper level
- Huge tiled remote-controlled triple lock-up garage with high ceilings, a storage recess, roller-door access to the rear and internal shopper's entry via the laundry

Amongst the extras are high ceilings (34-course downstairs and 31-course upstairs), commercial-grade windows and sliding doors, 5kW solar-power panels, ducted and zoned reverse-cycle air-conditioning, a ducted-vacuum system, quality window treatments, profiled internal doors, Clipsal "Satin Series" electrical switches, feature stepped "trio" ceiling cornices, feature skirting boards, external power points, security doors, glass balcony balustrading, an instantaneous gas hot-water system, low-maintenance front turf and gardens, a honed-aggregate driveway and side access

THE VISION Immerse yourself in tranquillity within the cul-de-sac privacy of this premium pocket of Karrinyup, just around the corner from the prestigious Lake Karrinyup Country Club and golf course itself. Picturesque Lake Gwelup is just a few minutes away too, with this awe-inspiring property also nestled close to both the Lake Gwelup and Karrinyup Primary Schools, the new-look Karrinyup Shopping Centre, the freeway, public transport and pristine swimming beaches. Luxury, lifestyle and location – this one has it all!