

1 Yarmouth Road, Jindalee, WA 6036

THE AGENCY

House For Sale

Saturday, 27 April 2024

1 Yarmouth Road, Jindalee, WA 6036

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Steve Kelly
1300243629

\$1,425,000+

Viewings of this amazing property are by appointment only. Contact Steve Kelly on 0426 047 394 to arrange your private viewing. This modern, architecturally designed triple level home with panoramic Indian Ocean views, ticks all the boxes for coastal living at it's best. Offering a massive 471 sqm (approx) of total house space (as detailed below) this stunning custom designed and built residence is perfectly positioned on a corner block to maximise the gorgeous ocean views. With epic proportions and a real sense of luxury, the design provides many living options for large and extended families. The innovative home design takes full advantage of the unique location with open plan living, dining, kitchen and balcony areas on the 2nd level, the whole house feels like it's built for relaxing, entertaining and good times. The 2 upper floors are perfectly situated to make the most of the beautiful coastal vistas. The home's grand street presence gives an early indication of the amazing property that lies beyond. it features many upgrades and extras which include high ceilings, extensive European Oak engineered timber flooring, skirting boards, stone benchtops, double glazing, wall and roof insulation, ducted reverse cycle air conditioning, ceiling fans in all bedrooms, 8.5kw of solar panels (5kw connected, 3.5kw for future use), LED and designer lighting, quality window treatments including plantation shutters, smart wiring, strike lock front door, powered workshop with benches, reticulation and garden lights (controlled from a tablet), network wiring with a central networking rack to house all components, surround sound wired in theatre room and surround sound in built ceiling speakers in lounge. This house really is a "Smart Home"!. HOUSE DIMENSIONS

117sqmGarage	49sqmWorkshop	12sqmUndercover Alfrescos	
25sqmPortico	8sqmTOTAL GROUND LEVEL	211sqm2nd LEVELHouse	
161sqmBalcony	30sqmTOTAL 2ND LEVEL	191sqm3RD LEVELHouse	
59sqmBalcony	10sqmTOTAL 3RD LEVEL	69sqmTOTAL OVERALL	471sqm (Approx)3RD LEVEL

The panoramic sea views will take your breath away. What a fantastic vantage point to enjoy the spectacular coastal vistas that this property has on offer. This level has a balcony where you feel like you are on top of the world. There is a space currently used as a home office (built in cupboards and desk). It could just as easily be used as a great living space. Through double doors you enter the luxurious home theatre with a feature dropped ceiling with coloured led lighting. It is wired for surround sound and also has extensive cupboards creating lots of storage space. At night you can enjoy the bright lights of the inland views from the theatre room window.2ND LEVELThis central level of the property offers spacious open plan kitchen, dining and living spaces which flow out to a large balcony perfect for family living and entertaining. With big windows, high ceilings and gorgeous ocean views. It has a wonderful light filled coastal vibe. The living space features in ceiling surround sound speakers. The kitchen/scullery is an absolute stunner with stone benchtops, a huge amount of cupboard and bench space, 2 separate inset sinks, induction cooktop, rangehood, built in oven, steamer oven and microwave, double draw dishwasher, fridge/freezer recess with cold tap, wine fridge recess, bar fridge recess, feature pendant and under cupboard led lighting. Also on this level is the sumptuous spacious master suite. The spa like ensuite is straight out of a luxury magazine with beautiful floor to ceiling tiling, an extra long floating double vanity (stone benchtop), a hobless rainhead double shower and a separate toilet. Completing the master suite perfectly is the dressing room/walk in wardrobe of your dreams. Beautifully fitted out and just ready for you to move in!. Also on this level is another spacious bedroom with a fully fitted double sliding wardrobe. Adjacent to the bedroom is another gorgeous bathroom featuring floor to ceiling tiling, a floating vanity, hobless rainhead shower and a toilet. There is also a double sliding door linen cupboard and what house would not be complete without a laundry shute to the laundry on the floor below!.1ST LEVELYou are welcomed in to the home by a beautiful entrance foyer with picture windows to the outside. A large games/entertaining area is yet another great living space in the home. It features a recessed ceiling with coloured LED lighting, a kitchenette with sink, lot's of bench (stone benchtop) and a huge amount of cupboard space (feature lighting). The downstairs area also has the potential to create a self contained area for family or perhaps holiday accommodation (subject to approvals). It has direct access to the undercover alfresco and the back garden. Also on this level are 2 great sized bedrooms both with double sliding door fitted wardrobes. One of the bedrooms has direct access to the alfresco and back garden. Yet another amazing bathroom features a floating vanity, bath, large hobless shower and floor to ceiling tiling. Adjacent is the convenience of a powder room with a floating vanity and a toilet. Storage is everywhere in this house and this continues in a large "Harry Potter" cupboard under the stairs. Talking of storage, the laundry has the most storage of any property I have ever sold!. Beautifully fitted there is a full bank of cupboards and draws as well as a double sliding door linen cupboard. A large stone benchtop with inset sink and exquisite back splash

tiles completes the picture. There is easy access from the laundry to a courtyard featuring 2 washing lines. A special bonus is the powered workshop with work bench which is under the main roof and accessed from either the undercover alfresco or through a door via a courtyard at the rear of the garage. The garage has double door access at the rear providing easy access to the separate workshop. The garage measures 49sqm and is extra long and wide as well as boasting high ceilings. The stylish contemporary staircases within the property are another beautiful feature. The European Oak Engineered floors are complimented by stainless steel balustrading, handrails and stairway lighting. **THE GREAT OUTDOORS**The front of the home features attractive raised flower beds, artificial grass and exposed aggregate paving, which is also a feature of the side and back of the property. The back garden is a great size with plenty of room for a pool. It has low maintenance garden beds, artificial grass and a large paved seating area. The garden reticulation and lights are all conveniently controlled from a tablet (included). It is a fantastic outdoor living space which flows out from the large undercover alfresco, which features 2 ceiling fans and plumbing for hot and cold water, a gas connection making it easy for you to install your dream outdoor kitchen. The back garden is also easily accessible from the 2nd level via stairs from the balcony. This sensational property must be viewed to be truly appreciated. Viewings of this amazing property are by appointment only. Contact Steve Kelly now on 0426 047 394 to arrange your private viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.