

10 & 12 Curve Road, Swan View, WA 6056

THE AGENCY

Sold House

Wednesday, 27 September 2023

10 & 12 Curve Road, Swan View, WA 6056

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 4095 m2

Type: House



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Nestled in the heart of the picturesque Perth Hills, this extraordinary high-end home is a testament to the timeless allure of Australian craftsmanship and design. From the moment you set eyes on this impressive property, you will realise that it is a rare gem that transcends the ordinary. You really need to view the home to see the full extent of the breathtaking features this home has to offer. A true embodiment of the Australiana lifestyle, this architectural marvel, built in 1970, exudes rustic charm with its carved timber exterior gracefully accentuated by an iron roof. The interior is adorned with awe-inspiring turned timber beams, a testament to meticulous craftsmanship and attention to detail. As you wind your way up the enchanting driveway, the rustic beauty of this stately home enchants you, promising a unique and unparalleled living experience. Spanning an expansive 4,095sqm set across two titles of land, this property not only offers the potential for subdivision, though one must weigh this against the priceless panoramic views that defy description. The sweeping vistas encompass the Darling escarpment, the Swan Coastal Plain, the twinkling lights of Perth's CBD and even the airport, creating a mesmerising backdrop that is as dynamic as it is beautiful. Stepping inside this architectural masterpiece, you are immediately struck by its rugged yet elegant simplicity. This home is not for the faint of heart. If you prefer cookie-cutter designs devoid of character, this property is not for you. Bursting with unique features and timeless charm, replicating such magnificence would be an arduous endeavor that could span many years. Each room in this home tells a story, with distinctive features and quirks that are virtually impossible to find elsewhere. From the soaring raked ceilings that create an unparalleled sense of space to the sunken conversation pit, from the myriad of cozy sitting areas both inside and outside, each one perfectly positioned to soak in the breathtaking views of nature and the city below – this home is a true testament to thoughtful design. Additionally, the self-contained granny flat situated in the undercroft of the property offers the potential for complete separation from the main household, with minor adjustments making it fully self-sufficient. Furthermore, a charming studio, positioned away from the main dwelling, comes complete with power and water. Writers have been drawn here from the bustling City to seek inspiration, finding solace in the tranquility of nature while indulging in the stunning views that surround them. In every nook and cranny, this high-end home in the Perth Hills radiates character and elegance. It's a property that must be experienced firsthand to truly appreciate the unique blend of rugged beauty, panoramic vistas, and timeless charm it offers. This is not just a home; it's a masterpiece waiting to become your sanctuary. Here are just some of the many features this gorgeous home has to offer: -Stunning front entrance way with a red asphalt driveway and pull across gate so the property is fully fenced -The front gardens are a lovely mix of mature natives entwined with cottage style plants bordered by granite boulders -The property is carefully landscaped to ensure the trees are not encroaching on the home to block the views or cause a fire hazard -This property is a true nod to the Australiana lifestyle with stunning panoramic views of the Darling escarpment, the Swan Coastal plain, the Perth City CBD and right across to the Perth airport -The top of the driveway has a bespoke double carport with turned timber poles plus room for at least another four cars in the parking area -There is a substantial garden shed at the top of the property with a concrete floor -The impeccable front entry of the home simply takes your breath away with the timber decking, the stunning timber front door, the stain glass lead light windows and the breath taking views beyond -Once inside the home it opens up into a free flowing and spacious area with a dining area, a sitting area, a sunken conversation pit and a galley style kitchen -There is a wonderful sitting area to the right of the front door which showcases the amazing views of the Eucalyptus and the valley beyond through wood framed glass windows -The open meals area of the home looks out over one of the many outdoor entertaining areas and has a door, louvred windows plus a glass window to take in the view of the terraced outdoor area -The meals area also has built in cabinetry with ample storage plus a servery nook through to the kitchen area -A central ceiling fan plus a reverse cycle split system air conditioner allow for perfect temperature control in this area -A sunken conversation pit effortlessly flows on from the sitting area and is located opposite the kitchen -This gorgeous area has raked ceilings and a slow combustion wood heater. The perfect place to enjoy a nice bodied red wine on a cooler Winter's night -The kitchen is a marvel in itself with a lovely blend of contemporary function mixed with a warm aesthetic -There is a central breakfast bar running the length of the kitchen plus wrap around cabinetry -The kitchen features laminate benchtops and timber cabinetry -There is a sizeable fridge recess plus a single drawer dishwasher -A large picture window sits above the kitchen sink so you can admire the views whilst doing the dishes -A central ceiling fan allows air to circulate in this area whilst cooking -There is a door to the outdoor entertaining area from the kitchen -There is a bathroom with a shower, a small vanity and a separate toilet adjacent to the kitchen. This room has a sliding door to access -The master bedroom is located down a few brick steps opposite the kitchen -A walk in robe with both built in hanging and shelving can be located half way down these steps and

is concealed by a timber sliding door-To the left is an en-suite with a shower plus a freestanding vanity-The bedroom has two pull down blinds at both the top and bottom of the steps instead of a solid door for privacy-The master bedroom has stunning views out over the Swan Coastal plain -This room has a lovely mix of brick and timber walls with gorgeous timber flooring -The bedroom has blackout cream curtains to add privacy and light control-There is an external door off the bedroom to a fantastic outdoor seating area to enjoy the stunning views-A second open plan living zone sits behind the kitchen and has a central feature timber pole -There is a solid door separating this front section of the house to the more relaxed living areas at the rear of the home. This door also helps with temperature control and noise. The adults can enjoy the front of the home whilst the children can be having fun in the rear of the home-There are glass windows on both sides of this open room with a door on the right out to a terraced sitting area (this outdoor zone joins up to the bedroom sitting area by timber stairs)-Two bespoke bedrooms can be found at the rear of the home-Bedroom two is split into two levels with the bedroom zone on the mezzanine level and the "play" area on the ground floor-Bedroom three has an en-suite with a shower, a vanity plus a toilet-There is a walk in wardrobe with mirrored doors in this third bedroom-The bedroom has a glass door access to the entertaining area and pool area beyond -This room has a reverse cycle air conditioner for temperature control-Downstairs features a separate granny flat with it's own separate entrance-With a small tweak, you could even create a separate parking zone for this flat by removing a small section of garden-On the right before the front door of the granny flat is the homes large laundry room. There is ample cabinetry in this room plus a space for a washing machine and a dryer.-Currently there is a full size fridge in here plus a bar fridge to make it easier for entertaining by the pool-With a few small tweaks this could be a full size kitchen for the granny flat-A glass front door leads you in to the main living zone of the granny flat. The current owners are using this as a theatre room but would make a great living area for the flat-This space has windows out to the garden and Venetian blinds on the windows-There is a small access door built in to the wall in this room that leads to under the home-Another larger room sits adjacent to this area and would make a fantastic bedroom-There is a lovely blend of feature brick and gyrock on the walls in these rooms-A powder room with a WC and a hand basin sits adjacent to this room-With minimal effort, you could fit a large shower and a bath in this space if needed-There is an access door to the side yard from this powder room-The gardens of the property are dotted with a myriad of quaint sitting areas to enjoy the views but stay out of the elements all year round-There is a spacious outdoor entertaining deck overlooking the pool that has access from the kitchen plus bedroom three-Walk down to the massive below ground pool area-The pool is fully fenced for safety however it incorporates both a great seating area plus an expansive lawn area-There is a pool cover to help with leaves and keeping the pool warm-Another smaller seating area with a gorgeous pergola can be found directly out from the kitchen-This area has small terraces to create a lovely ambience-Behind the solid wall of the pergola is a rainwater tank to collect rain for the gardens-The washing line is also hidden behind here so it is out of view-There is a smaller garden shed and wood pile behind this wall as well-The second title of land has been semi cleared and has a large expanse of grass. The perfect place for the kids to play with the perfect 'climbing tree' plus room for a swing set and a trampoline and all the other toys-A fully contained timber studio can be found on this block so very separate from the main dwelling-This studio has a small kitchenette plus a shower so great for self contained living-There is a mezzanine level that would be great as a bedroom area-The studio also has stunning views over the Perth CBD and the Swan Coastal Plain-There is a horseshoe driveway that access the studio so could be used for guests-This block of land has the potential to be subdivided if required but will impact the views of the main residence-Shire rates for both properties are approx. \$2,582.48 together per annum (subject to change)-Please note-The alarm system on the property is not in working order and will not be in working order at the time of Settlement.This home truly has to be seen to be believed. With so many bespoke features, it really will impress lovers of raw Australian architecture. Make sure you put it on your 'must view' list this weekend as a home like this won't last long.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.