

# 10A The Lane, Churchlands, WA 6018



## House For Sale

Wednesday, 6 December 2023

10A The Lane, Churchlands, WA 6018

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 357 m2**

**Type: House**



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## CONTACT AGENT

Set against a backdrop of serene natural beauty, framed by mature trees and meandering lakeside walking trails, this superb "one-off" property from multi-award winning designer Peter Fryer is breath-taking. The Lane' is a small, established cul-de-sac in a secluded setting, surrounded by parkland and featuring unique access to a council maintained tennis court and private picnic area. Skilfully designed to take full advantage of this amazing setting, this fine, custom built residence, offers the lifestyle benefits of luxurious, lock and leave living without the overlooking and overcrowding of some enclave subdivisions. Set upon a 357m<sup>2</sup> lot (plus 107m<sup>2</sup> shared driveway) and backing directly onto parkland, you'll be excused for thinking that your backyard goes on forever. With green belt views from many rooms plus City glimpses, you really do get the best of both worlds here. With around 370m<sup>2</sup> of living space comprising multiple living, dining and entertaining options and an excellent alfresco area, this is a property of real substance and yet it displays exquisite attention to detail, including: Impressive front elevation and stone Portico entry for a striking first impression. Open plan kitchen, dining and living area with remotely activated gas feature fire and exceptional indoor /outdoor flow. Superb covered alfresco with downlights, architectural ceiling fan, built-in BBQ, sink, glass front fridge, stone bench tops and plenty of storage. Upstairs theatre room, study zone and large balcony serviced by a Caesarstone bar with sink and glass front fridge. Downstairs study nook ideally located alongside the central kitchen / scullery hub to co-ordinate day-to-day home life. High ceilings to both levels combine with extra height doors, windows and quality 'no-step' stackers to create a bright, open floor plan. A magnificent Caesarstone kitchen and large scullery with appliances by SMEG, mirrored splashbacks, soft-lit bulkhead, soft-close drawers, ZIP 3-way tap and a plumbed fridge recess. 4 generous double bedrooms, with Master bedroom options on both the ground floor and first floor. 3 superb bathrooms (2 en suite and 1 family bathroom) with quality tiling, fittings and rain showers plus a ground floor powder room for guests. Wet area cabinetry and finishes are consistent throughout the residence, creating a seamless design theme. Main en suite features a stunning, free standing oval bath from the internationally renowned Kaldewei stable. Two recessed, instant gas hot water systems. Fully landscaped grounds with mature plantings, stainless steel garden lighting and reticulation system. Excellent parking for guests. Ducted and zoned, reverse cycle air-conditioning and full insulation throughout for maximum climate control. Double automatic garage with bonus storage / workshop area and direct access to the residence. Extensive cabinetry, pre-fitted shelving and under-stair cellar provide excellent storage for family life. We Love the Unique Location • Cul de Sac • Council maintained full size, floodlit tennis court at the end of the road with entertaining facilities such as pavilion, water fountain and grounds • This unique location has only one access point • 10A is the only house with direct access to Herdsman Lake from The Lane via the gate in the entertaining area • Enjoy waking up to the sound of bird calls and enjoy parkland views from most windows • Parkland is maintained and mowed by Council • Wake up and exercise on running/bicycle trails • 10km bike ride to Perth CBD • 1.7km to Herdsman Growers Market (much loved local fresh food market) Features • Architecturally designed by award-winning architect to take advantage of the unique position • Ducted refrigerated air conditioning with iZone controller (zoned) • Alarm with dual keypads • Automatic reticulation • Lockable gate with direct access to Herdsman Lake parkland • Views from many windows to Herdsman Lake parkland • Low maintenance established gardens - back and front • Upstairs and staircase flooring is Tasmanian oak - bathrooms are tiled • Perth City glimpses from upper level • 2 x master suites - one upstairs and one downstairs • Stone benchtops • Alfresco kitchen with built in BBQ • Kitchen equipped with SMEG double ovens, rangehood, dishwasher & cooktop • ZIP tap • Scullery • Ample storage • Built in gas fireplace with remote • Built in cabinetry • 2 x continuous flow hot water systems to service the home • Neutral colour palette throughout • Stone portico entry • Flyscreens to all windows • Gallery picture system installed in most rooms • Staircase with lights and glass balustrades • Artwork display alcoves • Paved street parking at the end of the driveway Amenities • Close to Hale School • Buses 999 and 998 Circle route provide transport to all universities with stops at Christ Church Grammar School and Methodist Ladies' College. Also stops at Sir Charles Gardiner Hospital, Perth Children's Hospital and Stirling Train Station. Stop is 100m down road • Bus 94 takes you into Perth • Tennis court at the end of the cul de sac • Floreat Forum, Karrinyup Shopping Complex & Innaloo Shopping Centres nearby Rates & Local Information: Water Rates: \$2,173.42 (2022/23) City of Stirling: \$3,073.23 (2023/24) Zoning: R20 Primary School Catchment: Churchland's Primary School Secondary School Catchments: Churchland's Senior High School DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties

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