

11 Highbridge Way, Karrinyup, WA 6018



House For Sale

Saturday, 18 November 2023

11 Highbridge Way, Karrinyup, WA 6018

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 756 m2

Type: House



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OFFERS

What we love Heighten your family's lifestyle in the best way possible here, by moving into this stunning 4 bedroom 3 bathroom tri-level residence that occupies a spectacular elevated position and delivers breathtaking panoramic tree-lined views, destined to capture your imagination. A gated front-garden entrance sets the scene, with double front doors revealing a welcoming open-plan family and dining area that has its own cellar/storeroom, flows out to a fantastic alfresco at the rear and enjoys internal shopper's entry via a remote-controlled double lock-up garage. The adjacent kitchen oozes class and is dominated by sparkling granite bench tops, complementing an island breakfast bar, a stainless-steel dishwasher and St George range-hood, five-burner gas-cooktop and oven appliances. Also on the ground floor, double doors open into a carpeted activity room that separates a walk-in linen press, a second bedroom and the main family bathroom from a huge third or "guest" bedroom suite with a built-in-robe and storage space, plus an ensuite/third bathroom with a bathtub and separate rain shower. Upstairs, the first floor plays host to a carpeted parents' retreat with a linen press and access out to a pitched rear balcony and patio deck with a leafy panorama like no other. A huge king-sized carpeted master suite has deck access too, along with a walk-in robe and sublime fully-tiled ensuite with a rain shower, separate bathtub and separate twin "his and hers" stone vanities. A separate two-way powder room sits between the retreat and master suite, whilst double doors shut off the carpeted fourth bedroom, nursery or theatre room that has even more views and can be whatever suits your living requirements. Up on the very top floor, a carpeted loft doubles as a home office/studio with a cathedral-style ceiling, roof-storage access, glimpses to the ocean and Perth's rolling hills and a near 360-degree panoramic valley vista that is simply awe-inspiring. The covered outdoor-entertaining area – also accessible via the activity room – splendidly overlooks the backyard-lawn setting, as well as a shimmering below-ground solar-heated swimming pool, complete with an eye-catching water-blade feature and a relaxing poolside deck. What to know There are new carpets on the first and second floors, whilst the laundry can be found off the kitchen and comes complete with a walk-in linen press, internal hanging space and access out to the side drying courtyard. A wonderful sense of not being overlooked by anybody even extends to the sunken part of the backyard where more lawns meet lemon, lime, olive, orange and grapefruit trees, as well as a powered workshop shed with a ceiling fan. Extras include gleaming wooden Blackbutt floorboards, solar-power panels, ducted and zoned reverse-cycle air-conditioning, an instantaneous gas hot-water system, reticulation, a side garden shed and extra verge parking space. Only the sounds of the local birdlife chirping away up in the trees can be heard from this tranquil looped pocket that sits just footsteps away from a lush park and playground – and around the corner from world-class golf at the prestigious Lake Karrinyup Country Club. The likes of Karrinyup Primary School, Carine Senior High School, the new-look Karrinyup Shopping Centre, Hamersley Public Golf Course, transport, the freeway and the coast are all so very close too, only adding to this magnificent location's excellent appeal. This amazing home is definitely above the ordinary – in so many different ways. Who to talk to To find out more about this property you can contact agent Shirley Heslip on 0437 515 011. Main features [??](#) Breathtaking panoramic tree-lined views [??](#) Multiple living areas [??](#) Top-floor studio/office [??](#) Outdoor alfresco and balcony-deck entertaining [??](#) Solar-heated pool [??](#) Powered workshop [??](#) Double garage [??](#) Solar panels [??](#) House area – 363sqm [??](#) Large elevated 756sqm (approx.) block