

11B Champion Crescent, Floreat, WA 6014



Sold House

Friday, 20 October 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 208 m²

Type: House



Emma Milner
0421213000

Contact agent

Welcome to 11B Champion Crescent, a spectacular Grandwood by Zorzi residence in the impressive Perry Lakes Estate. Comprising three bedrooms, 2.5 bathrooms and an 8.2-star energy efficiency rating, the double-storey executive home is an architecturally designed masterpiece with beautifully balanced aesthetic appeal. Enter the home through the oversized pivot door and be immediately impressed by natural, texturally pleasing elements such as Travertine stone flooring, a spotted gum floating timber staircase and full-height windows strategically positioned to capitalise on the idyllic north-facing orientation. Central to the ground floor's open-plan living and dining zone, the kitchen is a sophisticated culinary space encompassing a large Quantum Quartz breakfast island, sleek cabinets and soft-closing drawers, and a suite of premium integrated Miele appliances. The wall of windows and stacking doors reaching the upper-level flood the home with natural light, with external laser-cut feature panels casting striking geometric shadows. Beyond, a Travertine-paved courtyard with a shade sail offers a perfect spot to entertain alfresco, within easy reach of the kitchen. Adjacent to the internal dining area is a fully-tiled laundry and powder room and access to the extra-high double garage, complete with two storerooms and a sectional door. The third level hosts two generous secondary bedrooms, each with customised built-in robes, roller blinds and ceiling fans, which share the elegant family bathroom complete with a walk-in rain shower, floating double vanity, and separate WC. The superbly-appointed adults' retreat boasts wall-to-wall, floor-to-ceiling windows with external aluminium blinds and linen drapes, and a wall of fully-fitted built-in robes. In the resort-worthy ensuite, find a double floating vanity with under-mounted basins, louvre windows and a walk-in shower with a ceiling-mounted rain head. Separating the main suite from the minor bedrooms is a spacious study/office (or additional activity/living area), with expansive picture windows showcasing the external metal panelling. Once the home of international sporting events, including the Empire Games, Perry Lakes Estate is a world-class residential precinct. It features a unique refurbishment of the original Empire and Commonwealth Games scoreboard. Surrounded by blue-chip homes, picturesque parklands, state-of-the-art sporting facilities, shopping and dining options, and excellent schools, this prestigious address is just 6km (approx.) from Perth CBD and 4km (approx.) to some of WA's best beaches. Contact Emma Milner of Ray White Dalkeith-Claremont on 0421 213 000 with your interest. Property features include, but are not limited to:

- Architecturally designed, Grandwood by Zorzi 3x2.5 residence (plus study)
- 223sqm internal area on a 208sqm Survey Strata lot in Perry Lakes Estate
- 8.2-star energy efficiency rating
- Sleek luxury kitchen with integrated Miele appliances and marble benchtops (including waterfall island breakfast bar)
- Ceiling fans and built-in robes in all bedrooms
- Pure wool carpet in bedrooms, Travertine stone to the lower level and Spotted Gum timber to the staircase and second level
- Floor-to-ceiling tiling to all wet areas
- Laser-cut external screens to the upper level
- Laundry with extensive built-in storage, cabinets and drying rail
- Shadowline cornices and recessed LED lighting throughout
- Secure double garage extra height, 2 storerooms, EnviraShutter door
- Ducted reverse-cycle air conditioning (zoned)
- Double-glazed windows throughout
- Minimalist reticulated gardens
- Solar panels
- Tesla battery installed in garage

Location (approx. distances): 300m to Perry Lakes Reserve & Playground, 370m to Perry Lakes Dog Exercise Area, 900m to WA Athletics Stadium, 1.1km to Floreat Park Primary School, 910m to Floreat Forum, 3.8km to City Beach, 2.8km to Newman College, 3.6km to Churchlands Senior High School, 3.7km to SJOG Hospital Subiaco, 3.1km to Lords Recreation Centre. NO STRATA FEES. Council Rates: \$2,883.22 p.a (approx) Water Rates: \$2,149.84 p.a (approx) 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.