

12 Gracetown Drive, Dianella, WA 6059



Sold House

Wednesday, 21 February 2024

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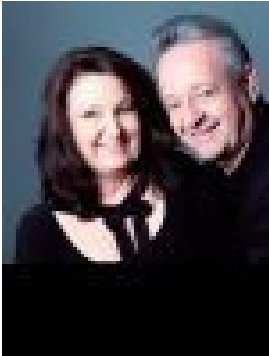
Bedrooms: 6

Bathrooms: 4

Parkings: 5

Area: 809 m2

Type: House



Mark Passmore
0892750388



Debra Passmore
0411888138

\$2,050,000

Capturing unsurpassed 180-degree views of both the Perth City skyline and leafy Darling Ranges, this spectacular, custom designed two storey manor sets the benchmark for luxurious family living. A statement of enduring design and meticulous craftsmanship, with approximately 737sqm of living under the main roof, no stone has been left unturned in ensuring the whole extended family can live the sweet life all year round. From gala dinners and soiree events to summer pool parties, family movie nights, a drink at the bar or simply sitting back and enjoying the mesmerizing views, 12 Gracetown Drive is not just a home, but a lifestyle choice. Poised for one discerning family to write their sequel to this iconic story, your ultimate dream home awaits! **THE FEATURES YOU WILL LOVE:**Ground Level:• Grand yet private streetscape with a soaring entrance foyer that welcomes you in• Spectacular central entrance foyer with feature domed ceiling, crystal chandelier, granite lined display alcove and handy coat closet• Elegant formal lounge and formal dining room with coffered ceiling, crystal chandeliers and direct balcony access, the perfect spot for your next dinner party • Sweeping open plan kitchen, meals and living area with the most spectacular City to Darling Range outlook, courtesy of full height wrap around windows and doors that frame the views perfectly. Ideal for hosting the whole family or alternatively your next black tie gala event, you also have direct access out to the upper entertaining balcony, ensuring a seamless integration between indoor and outdoor living• Deluxe chef's kitchen framed by the most spectacular panoramic outlook, boasting sleek granite benchtops, double wall ovens and a double fridge recess, induction cooktop and rangehood, double stainless-steel sink, dishwasher recess, microwave recess, massive walk-in pantry, breakfast bar, ample built-in storage plus servery window to the upper entertaining balcony• Presidential style master suite with dual balcony access featuring romantic City & Darling Range views, his and hers walk-in robes plus decadent ensuite, the latter boasting floor to ceiling tiling, an indulgent spa bath, frameless glass shower, his and hers marble topped vanity and W/C• Two additional king-sized bedrooms, both with walk-in robes and private ensuites• Versatile home office/5th bedroom conveniently situated off the entry foyer, ideal for those who work from home• Separate guest powder room• Built-in dumbwaiter, ideal for when entertainingUndercroft Level:• 2 further king-sized bedrooms, one with walk-in robe, the other currently utilised as a gym, serviced by a stylish communal bathroom with shower, vanity & W/C• Humungous, fully tiled 5 car garage with massive attached workshop and rear drive-through access. • State of the art home theatre that would easily rival Hoyts(!), with coffered ceiling, tiered seating, built-in projector, screen and speakers• Generous wine cellar with custom built-in wine rack and storage, ideal for the avid wine collector• Second, well appointed "entertainers kitchen", comprising sleek granite benchtops, a 900mm stainless steel freestanding cooker and rangehood, stainless steel sink, single fridge recess and ample upper and lower cabinetry• Built-in, fully equipped bar and lounge area with direct access out to the main entertaining balcony• Spectacular outdoor alfresco with fully equipped outdoor kitchen, ceiling fans, built-in speakers and servery window/bench from the indoor kitchen, which leads down to the shimmering crystal blue below ground pool, perfect for summer entertaining• Ability for this whole lower level to easily accommodate 250 guests for parties and special occasions, courtesy of the seamless flow between the oversized garage, downstairs kitchen and bar area, rear alfresco and wrap around grounds• Large, well-equipped laundry boasting plenty of bench space, ample built-in storage, washer/dryer recess, built-in ironing board and attached guest powder roomAdditional Features:• Situated in the sought-after Dianella Heights Primary School Catchment• Ducted air-conditioning, ample built-in storage and quality fixtures and fittings throughout• Easy care, fully paved wrap around gardens, offset by lush manicured hedging and planting• Concealed pool pump room• Plenty of off-street parking• Solar Panels• Alarm system• Built in 2003 (approx.) on 809sqm of land (approx.)• Total Area (Under Main Roof) of 737sqm (approx.)**THE LIFESTYLE YOU WILL LIVE:**• 500m to Babakin Bolgart Reserve• 800m to The Square Shopping Centre• 1.1km to Herb Graham Recreation Centre• 1.2km to St Andrews Grammar (K-12)• 1.9km to Reid Highway on-ramp• 2.2km to Wellington Village IGA & Speciality Stores• 2.7km to Dianella Regional Open Space• 2.8km to Pimlott & Strand Café• 3.7km to Hawaiian's Noranda Shopping Centre• 4.0km to Dianella Plaza Shopping Centre• 10.5km to Perth CBD*distances above are approximate only.For further details, please contact Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or email mark@passmore.com.au***Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into any Contract of Sale**