

**12 Viking Road, Dalkeith, WA 6009**



**Sold House**

Wednesday, 23 August 2023

12 Viking Road, Dalkeith, WA 6009

**Bedrooms: 4**

**Bathrooms: 5**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Vivien Yap

0865585888

## Contact agent

Elegant Family Retreat in A Prestigious Location You will never want to leave home with this superbly designed and crafted residence in the heart of one of Perth's most desirable areas, minutes to top schools, premium shopping, and leafy riverside parks. Enjoying a gently elevated perspective on an extensive 1012sqm block, discover a home where quality and comfort come above all else, and every age and stage of life has space to relax, entertain, study and play. With four large bedrooms, five bathrooms (four ensuites) a sparkling swimming pool with a tropical-inspired gazebo, a huge contemporary kitchen, this freshly painted, grand yet welcoming home offers luxurious multi-generational living at its best. Throughout, a blend of marble, granite, blackbutt flooring, soaring and/or decorative ceilings and new carpet, ensure each and every space enjoys the same level of craftsmanship. From the bright and airy expanse of the formal front living room with marble feature wall and gas fireplace to the cathedral ceiling and sweeping staircase in the entry hall and up to the expansive bedrooms on the second level, every feature has been carefully considered for maximum enjoyment and ease. This includes ducted reverse cycle air conditioning, a solar heated pool, solar roof panels, considerable storage upstairs and down, a double lock-up garage and secure decorative wrought-iron entry gates. Reminiscent of a boutique European hotel, relax in the spacious open-plan living, kitchen and dining, as contemporary as it is practical. Outside, admire the peaceful and super private garden, deck, gazebo and pool area, the perfect place to entertain friends and family all year round. It's a culinary dream in the kitchen itself, complete with Miele appliances, a double fridge and dishwasher, generous marble and granite island, concealed walk-in pantry and the ultra-convenience of a hot and cold-water Zip tap. Also enjoying a garden view is the expansive main bedroom with a sumptuous walk-in dressing room. More a luxury suite than a bedroom, it includes a fully-tiled ensuite complete with double marble vanity, deluxe bathtub, and double shower and - forget sore and tired muscles - its own separate sauna. Upstairs, all three remaining bedrooms boast the same features, such as luxe walk-in or built-in robes, fully tiled ensuite bathrooms, and stylish decorative ceilings. Adding to the spaciousness upstairs is a casual living area, ideal for movie nights, as a study area or kids' hangout. Downstairs, your busy life is made that little easier, thanks to an ante-room adjoining the front formal area - perfect as a study - and a family-sized laundry offering a separate bathroom with WC and shower. Outside in the private rear garden, family and friends will love the broad sweep of decking leading to the Balinese-style gazebo and alfresco seating, tropical palm surrounds and an L-shaped, fully fenced swimming pool waiting for warm weather fun. A true sanctuary for modern-day living, this long-held family home is also on the doorstep of Dalkeith Primary School, Dalkeith Shopping Centre, stunning river foreshore walks, and Nedlands Tennis Club. To view this special property now, contact Vivien Yap on 0433 258 818.

Features:

- Four bedrooms, five bathrooms, plus study area
- Swimming pool, newly painted deck, and gazebo
- Downstairs and upstairs living rooms
- Travertine flooring on entry and blackbutt flooring in main living/dining
- New carpet throughout
- Freshly painted inside and out
- Wrought iron design features, decorative ceilings, elegant pendant lighting
- Sweeping staircase with cathedral ceiling
- Huge ensuites to all bedrooms
- Upstairs living room
- Large walk-in or built-in robes/dressing rooms
- Sauna to main bedroom
- Spacious open plan kitchen, living, dining with huge marble and granite island
- Walk-in, concealed pantry, Miele cooking appliances, dishwasher, double fridge
- Ducted reverse cycle air conditioning
- Gas fireplace in downstairs formal living
- Solar panels (6KW) and solar heated pool
- Separate family-sized laundry with side access
- Double lock-up garage at entry with convenient shoppers' access
- Secure electronic sliding gate wrought-iron sliding gate and separate pedestrian iron gate
- Fully reticulated front and rear gardens

Location (approx. distances):

- Dalkeith Primary School 450m
- Beatrice Road Reserve 550m
- Otto Point Reserve (riverside) 650m
- Nedlands Golf Club 1.4km
- Dalkeith Shopping Centre 700m
- Nedlands Tennis Club 1.6km
- Nedlands Yacht Club 2.2km
- The University of WA 2.8km
- Christ Church Grammar School 3.3km
- Perth CBD 9.3km

Council rates: \$4,575.56pa (approx)  
Water rates: \$2,305.43pa (approx)