

13 Boxing Lane, Floreat, WA 6014

House For Sale

Friday, 1 December 2023

13 Boxing Lane, Floreat, WA 6014

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 330 m2

Type: House



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OFFERS

Perfectly positioned amidst other quality properties within Floreat's modern and stylish Perry Lakes precinct, this stunning 5 bedroom 3 bathroom two-storey residence offers impressive "lock-up-and-leave" living, as well as an expansive, yet functional, floor plan that is sure to get the best out of the entire family. The lush front-yard-lawn area is securely gated for peace of mind and includes a generous paved courtyard for sitting and relaxing, as you take in the area's overall peace and quiet. Beyond double front entry doors lies a welcoming open-plan living, dining and kitchen area, where most of your casual time is most likely to be spent. There, tiled flooring, a built-in study nook with a desk and a huge walk-in pantry complement funky pendant light fittings, sleek stone bench tops, a breakfast bar for quick meals, a double fridge/freezer recess, an integrated range hood, a gas cooktop, under-bench oven, dishwasher and more. A tranquil side entertaining courtyard off here is a pleasant place to treat your guests, whilst the ground floor also plays host to a laundry with decent linen storage, a fifth or "guest" bedroom (or potential home office) with a walk-in wardrobe and a separate third/guest bathroom, comprising of a shower, toilet and vanity. Upstairs, another spacious sitting room with a fabulous covered front balcony doubles personal living options and services the main sleeping quarters – headlined by the huge adjacent master suite, its massive walk-in robe and a sumptuous connecting ensuite with a shower, separate bathtub, separate toilet and twin "his and hers" vanity basins. Over-sized second, third and fourth bedrooms all feature their own built-in robes, with a powder room and separate main family bathroom – home to another bathtub, a separate shower and twin-vanity basins – help complete this exemplary executive package. Live in total seclusion here, neighboured by chirping local birdlife and gorgeous Perry Lakes treetops – all so close to the renowned Bold Park Reserve, encompassing 430 hectares of unspoilt nature. This special pocket of the suburb is rich in history and provides a wealth of recreational opportunities – from walking to cycling and jogging. A scenic stroll will soon lead you to beautiful City Beach, with the Cottesloe and Wembley Golf Courses also nearby, for good measure. Cup & Co is your local coffee spot just around the corner, with a multitude of neighbourhood cafes and restaurants – as well as Floreat Forum Shopping Centre – also very much within arm's reach. Serve up an ace at one of the two nearby tennis clubs, with other wonderful community sporting clubs, excellent schools and plentiful public-transport options also only a stone's throw away from this serene locale. Welcome to your new laneway haven, where space, style and design harmonise. This, ladies and gentlemen, is urban elegance unleashed! Other features include, but are not limited to:

- Access to the secure front yard, from the main living space on the lower level
- Bamboo floorboards
- Floor-to-ceiling bathroom tiling throughout
- Sparkling stone bench tops throughout
- Ducted air-conditioning
- Split-system air-conditioning to the downstairs living zone
- Down lights
- Heat lamps
- Feature "trio" stepped ceiling cornices
- Downstairs walk-in linen press and under-stair storeroom
- Low-maintenance established gardens
- Large double lock-up garage with a side storage area, side/rear external access and internal shopper's entry
- Private rear-laneway access for vehicles, into the garage
- Easy-care 330sqm (approx.) block
- Floreat Park Primary School and Shenton College catchment zones

Points of interest:

- Cup & Co coffee shop (300m)
- Wembley Golf Course (2.9km)
- Floreat Forum (1.0km)
- Floreat beach (3.9km)
- HBF Stadium (1.4km)
- Perth CBD (7.3km)
- St John of God Hospital (3.7km)

Schools:

- Floreat Park Primary School (1.3km)
- Shenton College (3.2km)
- Newman College (2.9km)

Call Mathew St Guillaume for more details on 0400 049 099. Are you ready to #experience remarkable