

# 14 Laurino Terrace, Subiaco, WA 6008



## Sold House

Monday, 14 August 2023

14 Laurino Terrace, Subiaco, WA 6008

Bedrooms: 4

Bathrooms: 5

Parkings: 2

Area: 448 m<sup>2</sup>

Type: House



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## Contact agent

Welcome to the epitome of refined living in Subiaco Centro. This architecturally designed home seamlessly combines elegance and functionality, catering to the discerning needs of busy families, professionals, and those seeking a touch of glamour in their lives. With its prime location and a myriad of high-end features, this residence is a true gem that will exceed your expectations. Nestled in a serene corner block, this three-level masterpiece is a haven of tranquility, making optimal use of natural light and offering a serene ambiance. Boasting four bedrooms and five bathrooms, along with an array of indoor and outdoor living spaces, this home ensures comfort and privacy for everyone. The impeccable craftsmanship is evident in the stunning details, including heated marble flooring in the living areas, shadow-line ceilings, and exquisite timber doors and architraves. Indulge your culinary desires in the contemporary kitchen, featuring Caesarstone countertops, two-tone cabinetry, and top-of-the-line appliances. The gas cooktop with a feature glass splash back is a true statement piece. Enjoy the convenience of a dishwasher, dual wall ovens, twin sinks, and ample overhead storage. The kitchen seamlessly connects to the alfresco dining area, where you can savor meals prepared in the outdoor kitchen amidst an easy-care garden. The ground, first, and second-floor terraces offer captivating views from each level, accompanied by cedar-lined ceilings that enhance the sense of luxury. Beyond the glamour, this residence offers a flexible floorplan that suits the needs of high-income earners, families, downsizers, and investors alike. With multiple living areas spread across the first two levels, including open plan living/dining, formal dining, a sitting room, and a theatre room, there's abundant space for any size family. The first floor even features a private office, complete with a kitchenette and ensuite, offering the possibility of a self-contained apartment without compromising the household's harmony. The second floor presents a fifth bedroom, which can double as an office, studio, or playroom, ensuring endless possibilities for extended families. Situated on a quiet tree-lined street overlooking parkland, this residence provides convenient access to Subiaco Common's walking trails, renowned restaurants, bars, supermarkets, shops, and the Subiaco Train Station. Embrace the low-maintenance lifestyle this property offers, granting you ample time to explore the vibrant and cosmopolitan tourist precinct that surrounds you. For professionals working in nearby prestigious medical facilities such as St John of God Hospital, Sir Charles Gairdner Hospital, Hollywood Hospital, or the Perth Children's Hospital, this home offers an ideal location. Furthermore, the residence enjoys proximity to exceptional educational institutions, including Jolimont Primary School, Shenton College, and the esteemed University of Western Australia.

**Key Features:**

- Four bedrooms with built-in robes and five bathrooms
- Tri-level architecturally designed home
- Open plan living and dining on the ground floor
- Stunning contemporary kitchen with high-end finishes
- Formal dining area on the ground floor
- Ground floor sitting room
- Ground floor alfresco dining with cedar-lined ceiling, outdoor kitchen, and easy-care garden
- Walking distance to multiple parklands and sporting amenities
- Theatre room on the first floor
- Balconies and bathrooms on the first and second floors
- Primary suite featuring a walk-in robe, ensuite with a spa, and a private balcony
- First-floor office with ensuite, kitchenette, and separate entry via a spiral staircase
- The upstairs room can serve as a leisure room or additional bedroom, with a private terrace boasting a pitched cedar-lined ceiling and captivating views
- Heated marble flooring in main living areas
- Gas fireplace with marble surround in the living area
- Ducted and split-system air-conditioning
- Shadow line ceilings
- Downstairs powder room
- Lift and central staircase servicing all floors
- Double lock-up garage with storage
- Separate laundry with external access
- Secure entryway
- Constructed in 2010

Don't miss the opportunity to experience the epitome of luxury living in Subiaco Centro. Contact us today to arrange a private viewing of this exquisite residence.

**GROUND FLOOR** Residence: 132m<sup>2</sup> Garage: 31m<sup>2</sup> Alfresco: 24m<sup>2</sup>

**FIRST FLOOR** Residence: 144m<sup>2</sup> Balcony: 6m<sup>2</sup>

**SECOND FLOOR** Residence: 85m<sup>2</sup> Balcony: 16m<sup>2</sup>

Council Rates: \$4,592 (approx) per annum  
Water Rates: \$2,604 (approx) per annum  
Body Corporate: \$992 (approx) per quarter

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