

# 15 Barnsley Road, Mount Claremont, WA 6010

## House For Sale

Friday, 5 April 2024



15 Barnsley Road, Mount Claremont, WA 6010

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1743 m2**

**Type: House**



Ticia Juniper

0417669384

## FROM \$4.7 MILLION

Perched high on a hill, with uninterrupted city and treetop views, 15 Barnsley Road is a rare opportunity to secure a position in this coveted locale, adjacent to the historic Christ Church playing fields and Cottesloe Golf Club and close to City Beach. Two side-by-side '60s houses have been architecturally reconfigured to create an expansive 774sqm extended-family abode on a massive 1,743sqm landholding with 60m street frontage and potential for future subdivision. Set in spectacular gardens, the property is ideal for multigenerational living or accommodating family and friends from afar. Extensively upgraded by the current owners, it blends mid-century aesthetics and contemporary influences. Generous proportions and abundant natural light create an exceptional sense of space and connection to the outdoors. The versatile floorplan offers flexibility, functionality and separation, with multiple living areas, five bedrooms, three bathrooms (plus powder room), two kitchens, two laundries, an expansive deck and cabana, a pebbled terrace with pavilion, a 15m saltwater pool, a spa, outdoor shower, pond and waterfall. There's room to entertain in style, dine a deux, observe the local wildlife or simply relax and unwind in peace. Swim naked, take a spa, shower outdoors and feel completely free; privacy is a given, with no sightlines from neighbouring properties. Located just steps from the historic Christ Church playing fields and Cottesloe Golf Course, a stroll away from Lake Claremont, Bold Park and Mount Claremont Village and a short ride to North Cottesloe Beach, City Beach and the retail and dining precincts of Claremont Quarter, Cottesloe and Floreat Forum, this impressive home is also within easy reach of excellent school and medical facilities.

**FEATURES**

**EAST WING GROUND FLOOR** Two entrances, including through tall carved front doors Seductive living room with own entry vestibule, wall-mounted fire, integrated speakers Dining nook opening to tiled steel-and-glass conservatory with stacking glass-and-jarrah doors, ceiling fan, powered roof ventilation and underfloor heating Light, bright family room (also opening to conservatory) with gas fireplace, integrated ceiling and outdoor speakers, floor-to-ceiling glass and garden views Modern kitchen with intercom and security monitor, glass splash back, double SMEG ovens, gas cooktop, microwave, dishwasher, stainless steel island bench with integrated sink and bin, second sink with water filtration, composite stone countertops Large, bright double-sized bedroom with robes Ample bathroom with double vanity, shower, wc Laundry with washer, dryer, storage Built-in bookcase under stairs Wine storage

**EAST WING UPPER FLOOR** Heavenly main bedroom with views across the treetops, pool, garden, waterfall, pond, deck and cabana Walk-in luggage store Dual-access ensuite with double vanity, walk-in shower, wc Dual-access dressing room Vast music/reading room with intercom, ethernet and speaker wiring, balcony, wraparound windows, plantation shutters and spectacular views to the CBD and beyond Adjacent third bedroom/study with dual-aspect windows, built-in robe, access to pebbled terrace and pavilion

**WEST WING** Casual open-plan living/dining with floor-to-ceiling glass overlooking deck and cabana, gas fireplace in stone feature wall Well-appointed kitchen with intercom, security monitor, glass splash back, two Bosch ovens, Bosch gas cooktop and dishwasher Queen-size bedroom with built-in robe overlooking the rose garden King-size bedroom with intercom, sitting area, built-in robe, separate access from side entry gate Large sundrenched bathroom with floor-to-ceiling windows, walk-in shower area, double vanity, wc Laundry Powder room

**EXTERIOR** 15m saltwater pool surrounded by recycled brick paving Secluded gas-fired spa Outdoor shower Massive jarrah entertaining deck Spacious cabana with water wall, granite countertops, jarrah cabinetry, fridge, outdoor blinds, laser-cut screens, mains-connected gas BBQ and wok burner Pebbled terrace with entertaining pavilion Low-voltage garden lighting front and rear Tiered planting, rose arch, dichondra lawn Pond and waterfall Mature olive trees for privacy Rose garden Bore-fed reticulation

**ADDITIONAL FEATURES** Four-car garage with storeroom Curved driveway for off-street access and additional parking Custom-keyed wrought-iron gates with drop bolts Stainless steel, clear-mesh security doors Zoned key system Monitored security system, including separate garage alarm, motion and body sensors, keyed-alike window locks Four interior intercoms, motion-triggered exterior lights, security cameras front and rear and three interior monitors In-ceiling speakers in east wing, plus outdoor speakers Ducted evaporative and split system a/c Front paved area for boat, trailer, compost bin, etc. Pet-friendly, secure fencing and gates, two cat/dog doors Macadamia tree for the black cockatoos

Annual rates - Town of Cambridge \$4577 Annual rates water/sewage - \$1974