

152B Burniston Street, Scarborough, WA 6019

House For Sale

Thursday, 13 June 2024

152B Burniston Street, Scarborough, WA 6019

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 347 m2

Type: House



Ben Noakes
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All Offers Presented

Discover this brand-new, meticulously designed, four-bedroom, three-bathroom Scarborough home perfectly positioned on one of the area's most sought-after streets. Built to the highest standard, this residence seamlessly combines modern design with the highest quality finishes and everyday functionality, epitomising coastal luxury living at its finest. As you step inside, you'll be greeted by a space where luxury meets comfort. Elegant French oak flooring flows seamlessly throughout, adding warmth and sophistication to every room. High ceilings, floor-to-ceiling windows, and a feature glass staircase create a light, airy, expansive feel, enhancing the home's open and inviting ambience. Double glazing throughout the property ensures tranquillity and energy efficiency, providing a quiet and comfortable living environment. On the ground floor, you'll find an open-plan living, dining, and kitchen area that seamlessly flows into the alfresco space, which features a Vergola louvered ceiling, a mosaic-tiled lap pool, and an outdoor kitchen. High boundary walls in the rear garden provide extra privacy and security, making the setup perfect for hosting gatherings or simply enjoying peaceful moments in your private oasis. The kitchen boasts a recessed ceiling with pendant lights over sleek stone benchtops, complemented by seamless white cabinetry, a glass splashback with concealed LED lighting, an under-mount sink, and high-quality 900mm appliances. A spacious scullery with a pantry, additional bench space, ample cabinetry, and a sink provides extra convenience and storage. The master retreat is thoughtfully positioned away from the minor bedrooms and features a recessed ceiling, a walk-in robe with custom joinery, a private balcony, and an ensuite. The ensuite includes a freestanding bath, his-and-her vanity, a walk-in double shower, and full-height tiling. On the first floor, you'll find three spacious minor bedrooms, each featuring built-in robes with custom joinery. Bedroom 2 boasts an ensuite and a private balcony. A bathroom, powder room, and study nook separate bedrooms 3 and 4. Towards the front of the home, a family area and balcony provide the perfect spot to relax, unwind, and take in one of our beautiful sunsets. Below it all, you'll find a massive four-car undercroft garage with a large workshop fitted with floor-to-ceiling cabinetry and ample bench space. Additionally, there is a cellar room and an extra storage area under the stairs, providing ample space for all your storage needs. Nestled in the heart of Scarborough's vibrant community, this prime location offers unparalleled convenience with cafes, restaurants, bars, parks, and shops just moments away. Enjoy easy access to public transportation and top-rated schools, ensuring a lifestyle that perfectly balances energy and relaxation. This exquisite property offers a blend of contemporary design and timeless elegance, making it the perfect sanctuary for those who appreciate the finer things in life. Property features include:

- A home office with custom cabinetry and a desk offers an ideal workspace, with a sliding door providing direct access to the internal courtyard.
- Functional and thoughtfully designed laundry with extra deep cabinets that allow concealment of laundry appliances with external ducting to the inside of washer/dryer cabinets and direct access to a tucked-away external drying area.
- Powder room on both the ground and first floors.
- Storeroom (ground floor) and WIL (first floor) for additional storage.
- Floor-to-ceiling tiling in all bathrooms
- Freestanding baths to master ensuite and bathroom.
- Stone bench tops throughout.
- Glass balustrade throughout.
- Shadowline cornice detail throughout.
- Floor-to-ceiling pocket doors that close off main living area from the rest of the home.
- Double glazing to all windows and doors.
- Feature entry pivot door.
- Feature bi-folding door to alfresco.
- 8.6 energy rating!!!
- 316 marine-grade polished stainless steel used throughout.
- 18mm solid French oak flooring throughout with 12mm plywood subbase, which has been glued and nailed.
- Floor tiles to the bottom staircase, cellar, and storage area.
- Tiling to all balconies and internal courtyard area.
- Resin floor coating to garage floor.
- Exposed aggregate to driveway, paths, and alfresco area.
- Artificial turf to the outdoor area.
- Internal retractable flyscreens throughout.
- Electric block-out blinds throughout with sheer curtains to master suite and guest bedroom.
- 5kw solar system with hybrid/battery compatible inverter and cabling installed for a battery to be installed.
- LED lighting throughout.
- Feature pendant lights above the kitchen bench.
- LED pool lighting with changeable colours
- Flush-fitting LED panel lights in the garage and workshop.
- Sensors to entrance and garage lighting.
- All lighting switches are WIFI and app controllable.
- Acton ducted reverse cycle air-conditioning throughout the home.
- DC remote-controlled ceiling fans in all bedrooms and living areas.
- 9 x power points available in the garage area and a cable ready for an EV charger to be installed.
- Security cameras on all levels - including data recording.
- Secure and dedicated bin storage area.
- Entrance and garage lighting are on sensors.
- Electronic gate release to side access gate.
- Intercom at side access gate with two internal monitors.
- PowerPoints to all balconies.
- Water outlet to front balcony.
- Push to open cabinetry throughout.
- Wall-mounted vanity and TV cabinets throughout with TV cabling concealed within wall recess.
- Marine ply to all wet area cabinetry.
- Water outlet installed within fridge recess.
- Additional cabling provision in the scullery to allow for the installation of another oven/appliance.
- Remote control Vergola to alfresco.
- Pool pump housed in designated walk-in

shed with noise insulation incorporated. - Pool plumbing configured to allow easy installation of pool heater. - Outdoor kitchen area that features stone bench tops, cabinetry, glass splashback, gas outlet, recess for BBQ and bar fridge, sink & waste bin cabinet. - 316 stainless steel freestanding outdoor hot & cold shower. - Front and rear gardens are independently reticulated and are controllable via App/WIFI. - Lap pool with bench seat incorporated. Don't miss the opportunity to view this incredible home, to arrange a viewing or for further information don't hesitate to contact Ben Noakes today. Mobile: 0406 724 614 Email: ben@harcourtsempire.com.au