

165 Broome Street, Cottesloe, WA 6011



House For Sale

Wednesday, 24 April 2024

165 Broome Street, Cottesloe, WA 6011

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Candie Italiano

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UNDER OFFER BY CANDIE ITALIANO

Live minutes from the beach in this truly unique, bespoke home - an architectural masterpiece designed so that it can be lived in as one spacious family home, or used as two ultra-private residences, offering endless versatility. Standing tall on one of Cottesloe's most prestigious streets, this handsome home was designed by To Be Home founder and architect David Mitchell, a protégé of prestigious Sydney architectural firm, Luigi Rosselli Architects. The design brief called for a home that would be truly future proof; accommodating its owners as they aged without losing their independence. To this end, the fully accessible ground floor was designed as a spacious, luxurious 'apartment' that could comfortably accommodate ageing or wheelchair-bound occupants. Meanwhile, the fully self-contained upper floor could be used as accommodation for a carer or nurse, saving on retirement home costs and fostering independence. Alternatively, with its own external entry, three bedrooms and two bathrooms, the upper floor could be rented out in its entirety, providing an income source in retirement, or used for adult children or guests. The end result is a versatile, adaptive and very liveable home that holds wide appeal for different demographics and living situations. Built in 2018 by Prestige Homes, the house's eye-catching elevation features modern elements softened by curves that nod to Art Deco. Designed to offer interaction with the neighbourhood, the main living space opens up to the front alfresco, with low-maintenance xeriscaping and Atelier Vierkant handcrafted pots and sculptural stools imported from Belgium. Slide open the doors, sit out here with your morning coffee from Daisies or John Street Café nearby and watch the world go by. The ground floor wraps around a peaceful internal courtyard, a layout that allows for visual connection throughout the home. Seamless thresholds offer clear passageway for wheelchairs and walkers between the interiors and outdoor living spaces. With interiors by Joie Stevenson, the ground floor has a modern, warm palette with a welcoming feel. High ceilings, black windows and engineered oak herringbone floors run throughout. Push aside the sliding doors for effortless entertaining in summer, curl up by the fireplace in the living area in winter. The kitchen is a cook's dream. Pour guests a wine at the island bench while you cook and chat. The kitchen has Miele appliances, generous storage, a scullery and convenient home office desk. Elements have been carefully considered for ease of use for ageing or wheelchair-bound occupants. Appliances and benchtops are set lower than standard, along with easily accessible storage, no steps and generous doorways and entry points. Large handle pulls and a control panel allows easy lighting control for arthritic hands, and there are provisions for a lift. There is generous storage throughout, including a spacious, well-appointed laundry and built-in cabinetry to the TV area. The main suite feels like a boutique hotel, with a retreat-like feel and space for its own sitting area. Beautiful bespoke timber cabinetry offers abundant storage and conceals a TV. Past a spacious dressing room is a luxurious ensuite with universal access, herringbone stone tile walls and elegant twin vanity. The ensuite has a bath, spacious shower, urinal and toilet. There is a thoughtfully planned side entryway to both residences, with curved internal wall and a drop zone with seating for putting on shoes. A huge internal door offers the option to separate the residences, or open it up to create one large, free-flowing home. The upper floor residence is a delight. An open-plan kitchen, living and dining has a cosy, coastal feel, with dado wall panelling, oak floors and treed views. Sleek and contemporary, the kitchen has a walk-in pantry, dishwasher, oven, gas cooktop and concealed fridge. Push aside the sliding doors to open up to the lovely balcony; a space for long dinners enjoying the outlook over the Norfolk Island pines. There are large floor-to-ceiling robes to the three upstairs bedrooms. The main suite has an elegant ensuite with spacious shower; the other two bedrooms are serviced by a family bathroom with European laundry. Set in the heart of old Cottesloe, here you are a short stroll to the beach, cafes, sporting facilities, restaurants, amenities, Cottesloe Tennis Club, Cottesloe Primary School and favourite local dining spots like Il Lido, Indigo Oscar and John Street Café. Make this special, adaptable home yours and enjoy life in this dream location for years to come. Call Candie Italiano for more information on 0429 159 506. **DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.