

**165 Calais Road, Wembley Downs, WA 6019**



**Sold House**

Wednesday, 20 September 2023

165 Calais Road, Wembley Downs, WA 6019

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Peter Kasten  
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**\$2,400,000**

**UNDER OFFER**Introducing a near-new, bespoke luxury residence that embodies passive solar design, expertly constructed to the highest standards by Formview Building. Nestled within its leafy, undulating surroundings, this remarkable double-storey home boasts a distinctive terraced layout that gracefully follows the natural descent of the 500sqm block. Meticulously fashioned with premium imported materials and impeccable finishes, every corner of this dwelling showcases an unwavering commitment to detail. The craftsmanship is evident at every turn, from the beautiful French Oak floors to the sleek integrated cabinetry and modern fixtures. Inside, find a floor plan that presents two internal living areas catering to relaxation and entertainment with effortless versatility, including the open-plan family zone with a gas fireplace set in Venetian plaster, and a media room upstairs. Awash in natural light, each level features a north-facing hallway designed to optimise the idyllic orientation of the build. The rear, open-plan family zone sits beneath a soaring cathedral ceiling that merges seamlessly into the alfresco space through glass stacking doors, creating the ultimate entertaining haven. Whether hosting an intimate gathering or a lavish party, the outdoor area will captivate with its resort-like ambience, overlooking the heated pool. The kitchen expertly melds functionality with aesthetics; its sleek and contemporary layout sets the stage for top-of-the-range 900mm Miele cooking appliances, an integrated Miele fridge/freezer and dishwasher, stunning porcelain waterfall benchtops, and banks of soft-closing drawers. Adjacent to the kitchen, a walk-in pantry includes an integrated microwave recess and additional appliance or bottle storage. In addition to the beautifully-appointed guest suite on the ground floor, you'll find three bedrooms on the upper level, including the sumptuous adults' retreat. Here, conveniently separated from the secondary bedrooms, you'll enjoy a leafy street view through chic black plantation shutters, an elegant ensuite with a free-standing bath, walk-in rain shower, and customised walk-in robe. Bedrooms three and four share the similarly-appointed family bathroom, and a media room with built-in cabinetry completes this level. This location strikes an exquisite balance between luxurious coastal living and convenient access to essential amenities. For everyday needs, 'The Downs' IGA is nearby, while easy access to bus routes serving esteemed private schools such as Hale School, Newman College, and St Mary's Anglican School ensures a seamless commute. Additionally, a leisurely stroll will take you to Wembley Golf Course, Floreat Dog Beach, and Butlers Reserve, providing a wealth of leisure and recreational opportunities. To witness the craftsmanship of this coastal masterpiece first hand, don't hesitate to contact Peter Kasten or Emma Milner from Ray White Dalkeith Claremont today. Features include:

- Near-new double-storey family home
- Four bedrooms, three bathrooms, plus powder
- Italian ceramic floor and wall tiles
- French Oak floorboards
- Guest suite with external access and private ensuite
- Porcelain benchtops throughout
- Internal north-facing hallway on each level
- Side courtyard with a water feature and lemon trees
- Imported geometric feature lighting in the kitchen and dining
- Full suite of premium integrated Miele kitchen appliances
- Laundry with external access, drying rail, linen storage
- Cathedral ceilings in the downstairs living and alfresco
- Concrete plinth with built-in BBQ
- Shadowline cornices throughout
- Gas fireplace in the family area
- Black aluminium plantation shutters
- Aviator-style ceiling fans and built-in robes in all bedrooms
- Venetian plaster feature walls
- Japanese 'Bidetry' WC in the main bedroom (heated, self-cleaning)
- 'Rombus' honed aggregate concrete to alfresco and driveway
- 6.4m x 2.7m fibreglass swimming pool with robot cleaner and solar heating (electric booster)
- Fully reticulated lawn and garden beds
- Instantaneous gas hot water system
- Ducted reverse-cycle air conditioning
- Double glazing to main bedroom windows
- Aluminium timber-look panelling garage surround and internal walls
- 8.7kW solar panels
- Internal alarm
- AV intercom

Location (approx. distances): 480m Wembley Downs Primary School 2.0km Churchlands Senior High School 400m Holy Spirit Primary School 1.2km Hale School 2.2km Newman College 1.7km Floreat Dog Beach 900m 'The Downs' IGA and shops 900m Butlers Reserve 3.3km City Beach foreshore 3.1km Scarborough Beach lifestyle precinct 4.7km St Mary's Anglican School

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by the Seller 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.