

**17 Edinboro Street, Mount Hawthorn, WA 6016**

**Realmark**

**House For Sale**

Thursday, 13 June 2024

17 Edinboro Street, Mount Hawthorn, WA 6016

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 474 m2**

**Type: House**



Miles Garner  
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## Set Date Sale!

What We Love Exploring this stunning single-level home that was meticulously crafted a mere three years ago by the HIA multiple award-winning Ultimo Constructions. Built to perfection and designed for effortless living the quality and workmanship are evident from the moment you step inside. Boasting a floorplan that brags flexibility and separation between living zones, the design is perfect for modern families, however, it also presents a rare opportunity for downsizers being single level and offering a minimal maintenance lifestyle all while without sacrificing luxury. An enormous loft offers a bonus room fit for many purposes. Sustainability and savings go hand in hand with the 6.6kW Solar PV System, while security and peace of mind are paramount, with three CCTV cameras and a comprehensive alarm system, all remotely operated with dual keypads. This home offers a sanctuary where you can truly relax. The indoor to outdoor living transition is elevated with sky high vaulted ceilings and the Varioscreen electric retractable sunroof over the pergola area. Whether basking in the sun or dining under the stars, this space is perfect. The built-in BBQ and countertops enhance your entertaining experience. The stunningly landscaped gardens are fully reticulated and automated, allowing you more time to enjoy the finer things in life like a meal at the popular Spritz Spizzicheria, a coffee at Fields, or a leisurely stroll along the bustling cafe strips of Mount Hawthorn, Leederville, and North Perth. The family friendly Edinboro Park is a stones throw, Mount Hawthorn Primary is a short walk, Bob Hawke College is easily accessible by bus or car, the Perth CBD is under 5km away, and the sparkling coastline not even 10km, locations don't get much better than 17 Edinboro.

What to know - Master bedroom with walk-in robe plus ensuite boasting twin vanities and mirrors, floating cabinets with negative detailing and stone bench tops, full height tiling, plus a hobless shower framed by a sleek curved wall enhanced by feature strip lighting. - Bedrooms 2 and 3, both with built-in robes, are located to the rear of the home in their own separate wing and are serviced by the 2nd bathroom which boasts full height tiling, floating cabinets with negative detailing and stone bench tops, feature bath, shower, and separate powder room. - Bedroom 4 was designed with flexibility in mind, located at the front of the home it is currently utilized as a home office which is perfect for client visits if needed. - Activity zone / 2nd living area located adjacent to the 2nd and 3rd bedrooms is perfect for growing children to claim their own piece of the house and create that much needed separation. - The loft is generously sized and offers a room fit for many purposes. In its most basic sense, it offers additional storage, for those with a passion it could be your new hobby room, an art studio, or even an exercise retreat. - The elegant kitchen boasts European Franke appliances, multiple negative detailed drawers, overhead cabinets, an island breakfast bar, a large pantry, a handy appliance nook, and a classy window splashback. - The living and dining area has a grand sense with peaked ceilings and flows effortlessly to the outdoor north facing entertaining area, which is complete with an electric retractable sunroof, built-in BBQ and stacker doors. - Large laundry doubles as a mudroom being located on your walk from the garage into the living areas, finished with a large linen cupboard and plenty of bench space. - Double automatic garage off the real lane with direct access into the home plus an additional secure parking space with automatic roller door also off the laneway. - Negative detailing throughout - Potbelly wood fireplace - Terrazzo style rectified large format floor tiles to all living areas - Completed June 2021 by Ultimo Constructions - 3 CCTV camera's & alarm system (all remote operated with 2 keypads) - 6.6kW Solar PV System - Reverse cycle, ducted, and zoned air-conditioning with remote app - Varioscreen electric retractable sunroof to pergola - Fully reticulated gardens - Council Rates: \$3,168.98 approx - Water Rates: \$1,912.56 approx

Who to talk to Contact Miles Garner from Realmark Urban by phone on 0433 102 665 or via email at [mgarner@realmark.com.au](mailto:mgarner@realmark.com.au)