

17 Kaolunga Way, Lesmurdie, WA 6076

THE AGENCY

House For Sale

Friday, 1 December 2023

17 Kaolunga Way, Lesmurdie, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1151 m2

Type: House



Susanne Broido

0499770237

From \$995,000

Welcome to 17 Kaolunga Way, a modern and high-quality residence, where timeless luxury meets the warmth of a family home. Situated on a quiet cul-de-sac overlooking parklands and set on a spacious 1,151sqm block, this Italian-inspired residence is perfectly positioned near top schools and shops, and is only 30 minutes from Perth CBD. You will fall in love at first sight with this impeccably renovated high standard 4-bedroom, 2-bathroom residence, showcasing a harmonious blend of modern style and timeless appeal, seamlessly merging classic elegance and contemporary luxury offering a supreme sense of space and comfort like no other. This home boasts a serene setting with newly landscaped gardens featuring lush lawns and distinctive granite rock.

Property Facts:

- **High Standard of Renovation:** Throughout the property, ensuring modern style and timeless appeal
- **4 Bedroom, 2 Bathroom Residence:** Featuring a luxurious master suite with a walk-in robe and an ensuite that boasts floor-to-ceiling tiles and a marble benchtop
- **Three Additional Bedrooms:** One ideally suited as a study, providing flexibility for family needs
- **Family Bathroom:** Includes a separate shower and bath, accented with floor-to-ceiling tiles
- **Powder Room:** Separate toilet for added convenience
- **Expansive Custom-Built Gourmet Kitchen:** Granite bench tops with an island bench, glass splashback, soft closing drawers, bulkheads, walk-in pantry, and a bi-fold serve window
- **High-Quality Appliances:** Fisher Paykel cooktop, Electrolux dual ovens, Miele dishwasher, and plumbing for a fridge
- **Formal Dining and Lounge Room:** Integrated with a built-in fireplace, bifold doors leading out to the rear alfresco and backyard
- **Family Room and Sitting Room:** French doors opening to the verandah overlooking the front gardens and parklands
- **Massive Laundry/Scullery:** Granite benchtops and ample storage space
- **Stunning Entry:** Featuring arched architraves for a grand welcome
- **Porcelain Tiles and High-Quality Carpets:** Solution dyed anti-allergic carpets
- **Neutral Décor:** Featuring neutral colours, with decorative cornice and skirting boards
- **Corinthian and French Doors Throughout:** Adding an element of elegance
- **32 Course Ceilings with LED Lighting:** Throughout the house some with dimmers
- **Fully-Zoned Actron Ducted Reverse-Cycle Air-Conditioning System:** Providing comfort throughout the seasons
- **Instant Gas Hot Water System:** Ensures continuous hot water supply
- **Private Outdoor Entertaining Area:** Alfresco ideally situated for gatherings
- **Easy-Care, Reticulated Gardens:** Beautifully landscaped featuring lawn and granite rock highlights
- **Powered Garden Shed:** Convenient for additional storage
- **Space for a Pool:** Power and necessary piping already installed for future additions
- **Automatic Garage:** with remote roller door and shopper's access
- **Side Access:** Providing convenient passage from the front to the back of the property
- **Security Alarm System:** Offering peace of mind
- **Brick & Tile Home Built in 1974:** Tastefully renovated by its current owners
- **Gorgeous Street Elevation:** Manicured gardens overlooking parkland and creek
- **1,151 Sqm Block:** Situated in a quiet, family-friendly cul-de-sac opposite parkland
- **Premium Location:** Close to many reputable schools and shops, 30 minutes drive to Perth, 15 minutes to airports

This home, where quality and sophistication are evident in every detail, awaits its new owners. Don't miss the opportunity to experience elegance and luxury in one of Lesmurdie's most sought-after locations. Seize this opportunity and make 17 Kaolunga Way your new home. For more information or to schedule a viewing, please contact:

- **SUSANNE BROIDO:** 0499 770 237
- **AMELIA BEAGLEY:** 0487 436 681

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.