

17 Klem Avenue, Salter Point, WA 6152



House For Sale

Friday, 3 May 2024

17 Klem Avenue, Salter Point, WA 6152

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Kathryn Perin
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BEST OFFER

Your Local Rays of Sunshine welcome you to 17 Klem Avenue, Salter Point. Welcome to the epitome of private modern living nestled in the heart of Salter Point. This stunning single-level home on a prized corner lot boasts an unparalleled blend of architectural excellence and bespoke craftsmanship, making it a truly exceptional offering. Embracing the coveted north and east-facing orientation, this home is thoughtfully designed on passive solar principles, ensuring year-round comfort and energy efficiency. Be prepared to be enchanted by the intricate details and unique features that adorn every corner. As you step inside, you'll be greeted by a flood of natural light cascading through comfort glass windows, illuminating the exquisite Tasmanian Oak flooring and lime washed ply ceilings. Every inch of this home has been carefully curated with custom fixtures and fittings, setting a new standard for refined living. The heart of the home lies in its gourmet chef's kitchen, where culinary dreams come to life. A sprawling two-level granite island bench beckons you to gather around, while top-of-the-line appliances elevate your cooking experience. With a Zip tap for instant filtered hot water and a walk-in pantry for ample storage, this kitchen is as practical as it is luxurious. Entertain with ease in the spacious lounge, complete with a double-sided gas fireplace and built-in shelving for displaying your treasures. Glass sliding doors seamlessly connect indoor and outdoor living spaces, inviting you to unwind by the poolside oasis or dine al fresco on the decking area. Retreat to the main bedroom, where high ceilings and a feature chandelier create an atmosphere of tranquility. Pamper yourself in the lavish ensuite bathroom, adorned with decorative concrete flooring, Venetian plaster walls and a luxurious double shower. With a full-size bath, heated towel rail and underfloor heating, every moment here feels indulgent. The minor bedrooms are positioned privately, but easily connected to the living spaces, with their own luxurious bathroom. Outside, discover your own private sanctuary enveloped by lush greenery and thriving fruit trees. A bore and reticulated gardens ensure effortless maintenance, while the Fastlane swim pool beckons for invigorating swims year-round. GUEST PODA separate Guest Pod with its own entrance, perfect for accommodating visitors or providing a peaceful retreat. With decorative concrete floors, a large ensuite bathroom and outdoor shower, every comfort has been considered. Efficiency meets sustainability with 5KW solar power, ducted air conditioning and a monitored alarm system providing peace of mind. A large garage with storeroom, outdoor gas point for BBQ and automatic pool dosing system further enhance your lifestyle. Don't miss this rare opportunity to own a piece of architectural brilliance in the heart of this Riverside suburb. PROPERTY PARTICULARS Land | 543sqm Green Title North | East Orientation Built | 2016 Price Guide | Contact agent for details 2023/24 OUTGOINGS: City of South Perth | \$3,284.21 pa Water Corporation | \$1,566.86 pa Need more information? Contact your Local Rays of Sunshine - Kathryn Perin on 0405 709 763 or Cristina Spinella on 0414 400 136. *Disclaimer: Ray White South Perth have in preparing this advert used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Reference to a school does not guarantee availability of that particular school. All distances are estimated using Google maps. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert. ALL boundary lines and size on imagery is APPROX only.**