

**18 Arbordale Street, Floreat, WA 6014**

**House For Sale**

Friday, 3 May 2024



**18 Arbordale Street, Floreat, WA 6014**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 890 m2**

**Type: House**



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## OFFERS

Superbly nestled within a premium sought-after pocket of Floreat framed by the sprawling Perry Lakes precinct at Alderbury Reserve and additional community sporting facilities at Floreat Park to the north, this spectacular 4 bedroom 3 bathroom single-level home – essentially a modern 3 bed 2 bath family haven with a self-contained 1x1 “granny flat” attached to it – defines quality living of the highest order and is perched on a spacious block so that everybody can indulge in privacy and comfort on their own terms. The “granny flat” is separate from the rest of the house and has its own entrance, but can be set up to be accessed from the main dwelling if multi-generational or extended-family living is required. This fantastic income-earning rental option also works well as a home office, a living quarters for an Au Pair, a hangout for older kids that want a little bit of separation, a base for elderly parents that need support or as an area for guests when visiting. It is made up of a “fourth” bedroom with built-in wardrobes, a “third” bathroom with a shower, toilet and vanity basin and its own open-plan living, meals and kitchen area with a double-door storage pantry and access to an intimate courtyard for sitting and quiet contemplation. Inside the main home, the highly-functional floor plan plays host to a study – opposite a powder room and a large laundry with seemingly-endless linen storage, plus external/side access for drying. There is another built-in linen cupboard – as well as an enormous walk-in linen press – within the minor sleeping quarters too, where both spare bedrooms are serviced by a stylish main family bathroom with a shower, toilet and vanity. These over-sized second and third bedrooms have built-in double robes, whilst a massive activity room at the back of the layout can be whatever you want it to be, depending on what your personal needs are. A commodious master suite is separate and away from all of the noise, comprising of wall-to-wall built-in robes – and an additional walk-in robe that can be accessed from within a sumptuous ensuite that features a rain/hose shower, a separate free-standing bathtub, a toilet, dual mirrors, white plantation window shutters and twin “his and hers” vanity basins. Most of your casual time will be spent indulging in the airiness of a huge open-plan family, dining and kitchen area – headlined by sleek stone bench tops, exquisite appliances, a walk-in pantry and a servery window out to the alfresco. Sliding-stacker doors off here extend entertaining outdoors to the magnificent alfresco that is epic in its proportions, has two ceiling fans and overlooks a shimmering heated below-ground swimming pool, as well as the rest of the tranquil backyard and its verdant green lawn. What an amazing setting. Barely five years young, this luxurious and expansive abode occupies a dream family location that is close to both the coast and the renowned Bold Park Reserve, encompassing 430 hectares of unspoilt nature. Walk, jog or cycle to beautiful City Beach, with the Cottesloe and Wembley Golf Courses also nearby for good measure. Everyone's favourite local coffee spot, Cup & Co, is situated just around the corner, with multiple neighbourhood cafes and restaurants – as well as Floreat Forum Shopping Centre – also very much within arm's reach themselves. With two local tennis clubs, other excellent community sporting clubs, top schools and plentiful public-transport options all so effortlessly accessible, you will find that living in this part of town is very easy indeed. This truly is the ultimate retreat for those who appreciate the finer things in life! Other features include, but are not limited to:

- Stunning street appeal
- Entry deck
- “Granny flat” currently rented at \$400/per week (with water, power and gas paid by owner – and internet provided)
- Split-system air-conditioning unit to the “granny flat” – can be ducted from main house if need be
- Stainless-steel range-hood, gas-cooktop and oven appliances in the “granny flat” kitchen
- High ceilings
- Entry skylights
- Three generous storage areas in the roof space – all easily accessible via an A-frame ladder (through man-holes)
- Feature heater, a charming brick feature wall and polished concrete floors in the family room
- Sparkling Stone Ambassador Casablanca kitchen bench tops
- Quality Bosch kitchen appliances – including double ovens, a range hood, gas cooktop and a stainless-steel dishwasher
- Commercial kitchen servery window on glass struts
- Stylish kitchen light fittings
- Double kitchen sinks
- Island breakfast bar
- Carpets to the study, master suite and 2nd, 3rd and 4th (granny-flat) bedrooms
- Alfresco access from the activity room also
- Stone bathroom and laundry bench tops
- 6.5kW solar-power system – with 17 x 380-watt panels on the roof
- Fully-ducted three-phase seven-zone reverse-cycle air-conditioning system – with feature linear grills to the main area
- Bedroom ceiling fans
- Security-alarm system wiring setup
- Down lights
- Feature stepped “trio” ceiling cornices
- Skirting boards
- External television point
- Outdoor power point – perfect for a strip heater – above the alfresco sliding doors
- Two (2) gas hot-water systems
- Heat-pump and pool blanket to the swimming pool
- Fully reticulated
- Lush green lawns
- Low-maintenance established gardens
- Remote-controlled double lock-up garage with a side storage area, internal shopper's entry and a Danmar panel-lift door – with Decowood cladding
- Huge 890sqm block
- Built in 2019
- Floreat Park Primary School and Shenton College catchment zones

Points of interest:

- Cup & Co coffee shop

(750m)•Wembley Golf Course (2.6km)•Floreat Forum (850m)•Floreat beach (4.2km)•HBF Stadium (1.9km)•Perth CBD (7.2km)•St John of God Hospital (3.4km)Schools:•Floreat Park Primary School (800m)•Shenton College (3.5km)•Newman College (2.4km)Call Mathew St Guillaume for more details on 0400 049 099ALL OFFERS PRESENTED 21st MAY 2024 UNLESS SOLD PRIORAre you ready to #experience remarkable