

**18 Callington Avenue, City Beach, WA 6015**

shore PROPERTY

**House For Sale**

Wednesday, 12 June 2024

18 Callington Avenue, City Beach, WA 6015

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1019 m2**

**Type: House**



Scott Swingler

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## Shore | Countdown

Shore | Countdown Absolutely all offers presented by 5pm Wednesday June 26 Seller reserves the right to sell prior. WILL BE SOLD. By Iredale Pedersen Hook Architects What the architects say; "18 Callington Avenue, South City Beach explores the illusion of the home as a holiday retreat, exploiting the tapering boundaries with a vanishing point that meets in the neighbouring property. It engages with the possibility of spatial illusion resulting from the a-perspective approach to spatial construction and the relationship of the everyday experience of the family residence. The vanishing point is denied visibility by a wall at the end of the property that serves to exaggerate the illusion with an installation by the artist Jurek Wybraniec. Analogous to a wedge of camembert cheese, the tactile and delicious materials are reserved for the interior spaces and courtyards. The large, anonymous, external white walls resonate as powerful barriers, carefully concealing the internal richness of the private world". Our thoughts; We invite you to view this award-winning home of sophisticated architectural design, on large beachside landholding. Absolutely immaculate and ready to live now, this home is constructed of the very best of high-end materials throughout and its replacement would be of truly eye-watering cost, and perhaps 5-6 years duration. You can unpack your bags and move in today. A flexible floorplan, totalling 753sqm enables any number of multi-purpose rooms, depending on your specific family requirements. The front entrance hall is breathtaking. Think soaring ceilings, abundant use of high-quality organic and precious materials such as Donnybrook Sandstone, recycled WA Jarrah and Marri, combine with the home's glorious use of natural light, and seamless embracing of its external environs. The internal Jarrah continues outside, bringing light deep into the home. This creates an internal experience which is porous with the outdoors, so that the home's lively architectural interiors seamlessly embrace the externally landscaped environs of the sprawling resort grounds. This mammoth 1019 SQM, coastal landholding with sun drenched North facing rear, only footsteps away from the beach track is bathed in natural light, enjoys aspects of the oh-so-close Indian Ocean from its first floor and surrounded by the ever-present and invigorating roar of the sound of breaking surf. Internally, the floor plan is wonderfully zoned for harmonious family living. The central living area of kitchen, meals and lounge interconnects to the North and East via entire walls of bi-folds which integrate the space with external decks, all weather alfresco, BBQ and outdoor living and the "vanishing point" lap pool which continues to the distant end of the garden. A second ground floor living space has its own private wing and an entire North wall of glass looking down the length of the pool and to the large Jos Myers external pool side mural. Adjacent to a bathroom, this space could double as a guest-wing. A family office space accessed off the main entrance with its own courtyard gardens and timber decks is large enough for you to run all your family's financial affairs and is big enough for staff or work-from-home requirements. If you do not require the space for such purposes, it has a dual use as another amazing large living space. Upstairs a minor bedroom wing of four king sized rooms and a study is a wonderful zone for the kids to call their own. A large rooftop terrace, with sea glimpses gives them a first floor outdoor lounging and entertaining space. Bedroom 5 could easily double as a sitting room. A dynamic stair and bridge links the parents retreat to the children's and visitors' bedrooms while offering views to the pool and distant trees. This generous space draws upon a maritime design inspiration and creates a strong presence from the street. Across the bridge, the master suite comprises the other half of the first floor of the home. It's entrance hall greets you with a six-metre long geometric mural by artist Helen Smith. The bedroom itself enjoys sea views and an aspect along the length of the pool and gardens below. A sunbathed North wall of glass opens onto a private balcony, overlooking the coast-scape. Adjacent is a walk-in robe the size of a sitting room and an ensuite bathroom that is even bigger again. Also in the parent's wing is a fully equipped gymnasium, but this could also be repurposed as a parents retreat, should you desire. The home also features a triple garage, steam room, large workshop/storeroom, fully fenced perimeter to obtain 100% use of the 1019 SQM landholding. Three Site Specific and integrated artworks are included. These works are by renowned Australian Artists Jurek Wybraniec, Helen Smith and Jos Myers. Their works are represented in significant Public and Private, Australian and International collections. Life is good here... Welcome to South City Beach AWARDS Commendation Award Residential Architecture-Houses, Australian Institute of Architects 2010 Western Australian Architecture Awards PUBLICATIONS The home has been published in magazines and books including; "New Houses, Top 100 World New Architecture", JTart - Guangzhou JiaTu Culture Communication, China. "Modern Villa; Global Luxury Villa Leading Design", p332 - 341, Hi-Design International Publishing Co., 2014, Hong Kong "International Interior Yearbook" - MDX "21st Century Architecture Alfresco Living", Ed. Mandy Herbet, p66-71. The Images Publishing Group Pty Ltd 2013 "Pure Luxury - World's Best Houses", ed. Driss Faith, p74-77 and 116-119 Images Publishing Group Pty Ltd 2012 Victoria Australia. "Spatial Illusions, Suburban Depth" AR Residential Special, p72, (October/November) "WA's Best Homes" 2010/11 p409, Scoop Home and Design Series "Insite

no25 Winter" 2010, p.50, 108, 115, Scoop Publishing."WA Architecture Awards 2010 Winners Catalogue", p10, 14, 22.