

1B Brandon Street, South Perth, WA 6151

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PROPERTY

House For Sale

Friday, 19 January 2024

1B Brandon Street, South Perth, WA 6151

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 265 m2

Type: House



Lisa Mann

0894742088

Best offer by this Sunday 21st Jan.

Indulge in luxury living with this meticulously crafted property, where sophistication meets functionality in a beautiful balance of design. The distinctive architectural elements make a statement, showcasing character brickwork, rendered walls, washed aggregate, and timber-look porcelain tiles. Enter the realm of luxury as you move beyond the fully enclosed front courtyard. A broad glass entrance door adorned with a contemporary hanging pendant establishes a perfect equilibrium, inviting you into a generously spacious haven. The gourmet kitchen is a culinary masterpiece, catering to those who love to cook and entertain. Equipped with integrated fridge, freezer and dishwasher, a large island stone bench top it's a perfect for guests to gather and socialise around. The kitchen has two sinks with the second being in the scullery. A well-positioned laundry leads to a drying courtyard, enhancing practicality. The well-thought-out design incorporates sliding glass doors strategically positioned to bring the outdoor greenery into the living spaces, creating a serene ambiance in the alfresco dining area. Outside alfresco dining is elevated under the motorised vergola and a built in BBQ with direct access from the main living and kitchen area, allowing you plenty of space if you have a celebration at home. Explore a dedicated theatre on the same level, complete with access to a smoked glass-walled cellar under the stairs perfect for a quick drink between games. A third bathroom adds convenience for guests or for those opting for ground-floor living. Discover upstairs a third expansive lounge, providing access to the tiled balcony, offering a perfect spot to step out and relish the view. The Master suite is next to the lounge and three additional rooms with a second bathroom. The master suite exudes hotel-like luxury with a deep bath, floor to ceiling tiling and a fantastic walk-in robe with built-in cabinetry and mirror. Plenty of windows allow a continuous flow of fresh air, enhancing the overall comfort of the bedroom. Three additional bedrooms, bathed in natural light through large windows, provide a skyward view. The ensemble is completed with a third bathroom and a separate toilet. Key attributes that characterise this exceptional residence comprise of:

- Expansive kitchen featuring stone bench tops and premium appliances.
- Ducted reverse cycle air-conditioning ensuring year-round comfort.
- Luxurious carpets and porcelain tiles providing a premium ambiance.
- Glass balustrade with stylish black trims.
- High ceilings and skirtings.
- Fully reticulated landscaped gardens creating a scenic outdoor environment.
- Solar panels for cost-effective energy consumption.
- Built in BBQ with motorised Vergola.

Located within walking distance to the Swan River Foreshore and Meadowvale Shopping Village, it exceeds all expectations. Proximity to local schools, prestigious institutions like Wesley College, Penhros Ladies College, and Curtin University, along with easy access to the Perth CBD via car, public transport, or cycle paths, further enhance its appeal. This property is fundamentally designed as a family home tailored to suit the busy vibrant lifestyle of South Perth where you can enjoy cafes, restaurants, and shopping at Angelo Streets and Mends Street just moments away. To delve into this exceptional opportunity and discuss in more detail, contact Lisa she has been working locally for over 17 years and looks forward to welcoming you to the neighbourhood.