

**2 Portchester Drive, Darch, WA 6065**



**House For Sale**

Wednesday, 13 December 2023

2 Portchester Drive, Darch, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 602 m2**

**Type: House**



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## OFFERS

FIRST VIEWING THIS EVENING! TUESDAY 12TH DEC 5.30 - 6.15PM PLEASE CONTACT US TO REQUEST A PRICE GUIDE AND/OR WALK-THROUGH VIDEO. What we love: We love how far this incredible family residence goes to deliver absolute comfort, luxury, SPACE and entertaining on a GRAND SCALE - including a massive state-of-the-art alfresco and outdoor BBQ kitchen with cafe blinds, strip heating and ceiling fans under a timber-lined ceiling! Premium designed, constructed and executed to the highest standard, you'll be delighted with the thoughtfulness in every finish and feature. From the amazing kitchen to the FIVE SEPARATE LIVING ZONES, the copious storage options, intelligent use of space, and the general warmth this magnificent home emanates. You'll want to make it yours! What to know: Every inch of this large-scale 360sqm (approx) home and 602sqm (approx) corner block has been perfectly utilised, including the exceptional amount of parking, with driveway parking for up to five vehicles AND additional side parking for the motorhome, caravan and boat! Double doors invite you into flowing interiors through a flexible, accommodating floor plan with a long list of impressive features. Feature recessed ceilings, beautiful Blackbutt timber flooring, quality timber-look tiling, plantation shutters, ducted reverse cycle air-conditioning, TWO huge storerooms, lavishly appointed bathrooms and a gourmet kitchen to be the envy of your friends! Four KING-SIZED bedrooms - ALL with large walk-in robes! Two sumptuous, fully-tiled bathrooms with bathtubs (a spa to the master!) and dual vanities, and three separate toilets (2 powder rooms). Five multi-functional living spaces including a formal lounge, an activity room/dedicated home office, HUGE games room and casual family living and dining spaces with an elite kitchen circling around a central island bench. Plus the incredible indoor-outdoor entertaining arena that's just begging to play host to you and your guests any time of day or night and right throughout the year! Positioned in a premiere location, surrounded by quality homes and mere steps from Darch Plaza, Kingsway Bar & Bistro, Ashdale Secondary College and Kingsway Christian College; a few minutes walk to Ashdale Primary, Kingsway Indoor Sports Stadium and multiple wonderful parks and playgrounds. AT A GLANCE: - One owner - extraordinary quality and craftsmanship throughout - 360sqm (approx) total living space under the roofline - 602sqm (approx) corner block - super easy-care, extensive paving, NO lawn! - Huge 5.8m x 5.8m double remote garage with extra height - Driveway parking for up to 5 cars - Corner block allows side-parking for the boat, caravan or trailer - 4 king-sized bedrooms - all with walk-in robes! - 2 fully-tiled bathrooms with bathtubs, dual vanity basins, showers & (3) separate toilets - 2 powder rooms - Master Suite: walk-in robe & lavish ensuite with spa bath - Huge chef's kitchen: - Central island bench with drawers & sitting area - German made Bosch Dishwasher - 900mm 5 burner gas cooktop & rangehood - Top of the range black Fisher & Paykel pyrolytic oven with cooking probe & telescopic trays - Corner walk-in pantry - 5 Living Zones: - Front 'formal' living - Activity zone with extensive built-in cabinetry and desk - perfect for home office - Open plan casual living - Adjoining dining zone - HUGE games room with split system A/C & access to alfresco - Outdoor: - Under roofline all-weather indoor-outdoor alfresco - Outdoor kitchen with gas BBQ & hotplate and overhead exhaust - Double-door lockable bar fridge included - Double sink, stone benches & loads of storage - Top of the range Kenlow double woven cafe blinds - Twin strip heaters - Dual ceiling fans - Built-in Bose speaker - Direct access to powder room - Direct access to storeroom - Plus larger second storeroom/workshop (2.7m x 2.5m) - Timber-lined ceilings - the ultimate entertainer! - Tranquil water feature and decorative wall screening - Auto-reticulated gardens, extensive paving, pathways & driveway - NO LAWN! FEATURES: - Ducted and zoned MyAir 'smart air' reverse cycle air-conditioning - recently installed - 18 x Solar panels - recently installed - Security alarm system and 4K Uufy solar security cameras - Timber Blackbutt flooring - Top quality timber-look tiling to games & alfresco - Plantation shutters - Elegant pendant lighting - Feature recessed ceilings - Decorative corncicing & ceiling work - TWO huge storerooms - Double front doors & internal glass French doors - Crim-safe screens throughout - Original owners from new - No expense spared and absolutely immaculate! NOTE: \*\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to submitting an offer.