

2 Tumut Road, City Beach, WA 6015



House For Sale

Wednesday, 13 December 2023

2 Tumut Road, City Beach, WA 6015

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 837 m2

Type: House



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EXCLUSIVE SNEAK PREVIEW

The world class City Beach residence was crafted around the simple and long-standing ethos of the importance of family. Its delivery however was far from simple. The utopian vision and unconventional brief to the architects began just over ten years ago. At the hands of the exclusive and award-winning boutique builders Azure Luxury Homes, the five-bedroom, five-bathroom coastal property was built with painstaking precision and an uncompromising eye for detail. Front and centre as you approach the home, stands the imposing 250kg pivoting timber front door. From here the residence unfolds over four impressive levels offering the sophistication and design genius you would expect from a residence of its calibre. The main entertaining space on level two enjoys sensational indoor-outdoor flexibility. The extra wide blackbutt timber floorboards and outdoor ceilings were locally milled from a farm in Glenoran, Southwest WA. The folding glazed doors, recessed sills and clever merging of areas allows for expandable on-demand catering. The outdoor kitchen, with opening glass window panels to the deck area is fitted with decadent dark stone tops, electric louvred roof, double gas BBQ's, fridge, commercial grade EC2 ice make and a fully integrated gas pizza oven. A centrepiece to this world class outdoor space is the stunning swimming pool fitted with an electric heat pump, an outdoor powder room, shower recess and expansive ocean facing decked area. The main bar in the internal living space is accented with a bespoke, back-lit onyx feature wall and extensive cabinetry. Solid Blackbutt timber floors underfoot, negative ceiling detail and a gorgeous gas fireplace finish the beautiful space. As with level two, the second full kitchen on level three enjoys panoramic views out across the Indian Ocean. It provides a sumptuous, yet highly functional space to retreat and enjoy its natural elevation. Almost mirroring its counterpart one level below, the luxurious black granite countertops, sleek low profile white cabinetry, triple inset sinks, full size commercial grade Gaggenau appliances, a walk-in Cabero cool room and a dumb waiter provides a 'kitchen experience' unlike most. The accommodation on this floor comprises a guest bedroom and the principal suite. With views out over the 400-hectare Bold Park tree canopy, the master bedroom takes in the mesmerizing south and west facing outlook from Fremantle to Rottnest and beyond. An exquisite ensuite bathroom has been finished to the highest of standards. Full height rectified marble tiling, a large spa bath, oversized shower recess with triple shower heads, a private WC and multiple heated towel rails offer truly luxurious finishes. The acoustically treated theatre on the ground floor houses two motion technology D Box seats for the fully immersive cinema experience. Adjoining the high-tech theatre is a 300+ bottle wine cellar, Vintec wine fridge and complete bar set up. Dark timber cabinetry exposed rough-cut limestone walls and polished marble add superb contrasting textures to an exuberant entertaining space. The landscape architecture is equally as impressive. Vertical gardens, extensive Australian grass trees, bamboo and a range of tiered garden beds accent the home to the southern and western boundaries. The private courtyard showcases a six-tonne rock water feature sourced from Karratha. Connected by a commercial six-person Grant elevator, the four levels of architectural prowess are indeed a refined statement in unmatched quality. At a glance:- Built circa 2012, it is a five-bedroom, five-bathroom residence on a naturally elevated 832m² green titled land holding in South City Beach. Two separate fully fitted home offices with bespoke cabinetry and ample space for multiple workstations if required. Double gated aggregate driveways with dual access and garaged parking for four vehicles. Ground level (Level 1) includes the garage, home theatre, wine cellar and bar and a large, air-conditioned storeroom. Level 2 is the main entertaining zone with outdoor kitchen, pool, and large decked area. Three further bedrooms are serviced by two bathrooms and there is access to the side courtyard area. Level 3 houses the Master Suite, guest bedroom, kitchen, dining, living, and large ocean facing balcony with enclosable folding glass panels. Level 4 has access to the large, fully fitted attic storage room and a roof terrace with breathtaking panoramic coastal views. Two full kitchens with two commercial grade walk-in cool rooms with recently installed energy efficient motors. The kitchens include a suite of Gaggenau appliances comprising of double upright electric ovens, gas cooktop, steam oven, coffee machine, built in drawer freezers, three integrated dishwashers, food disposal Insinkerators, ducted refuse chutes direct to external bins from all levels and extensive custom built Bonannella cabinetry. Oversized laundry fitted with ample workspace and storage that accesses an external drying courtyard with electric louvred roof. Ducted and zoned reverse cycle AC throughout. Underfloor heating to all wet areas. Ducted vacuum. Two commercial gas hot water systems. Commercial water filtration system installed. Two commercial coffee machines and one Gaggenau integrated coffee machine in the kitchen. Three Zip hot and chilled water taps, and one with carbonated water. Solar panels with 17.5kva and two inverters. A standby 50kva diesel generator. Control4 Security system with external cameras. Tinted glazing and mostly automated window treatments. Underground reticulation system operating from a 25m bore. Two attic storage options (on levels one and three). External access stairs.

up to Level 2 and the terrace on Level 4 For more information about this spectacular residence, or to organise your own private inspection please contact Vivien Yap on 0433 258 818 or Emma Milner on 0421 213 000.