

**2 Yarmouth Road, Jindalee, WA 6036**

THE AGENCY

**Sold House**

Monday, 4 September 2023

2 Yarmouth Road, Jindalee, WA 6036

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 716 m<sup>2</sup>**

**Type: House**

**\$1,495,000**

Offering a massive 668 sqm (approx.) of total living space (as detailed below) this stunning custom designed and built residence is perfectly positioned on a large 717 sqm corner block. With epic proportions and a real sense of luxury, it incorporates soaring double level voids maximising the beautiful feeling of light and space that flows throughout the property.

GROUND FLOOR	House	239sqm	Garage	36sqm	Verandah
19sqm	Undercover Alfrescos	64sqm	TOTAL GROUND FLOOR	358sqm	UPPER FLOOR
254sqm	Balconies	56sqm	TOTAL UPPER FLOOR	310sqm	TOTAL GROUND & UPPER FLOOR

668sqm

(Approx) The home's grand street presence gives an early indication of the grandeur that lies beyond. It boasts beautiful sea views and showcases the highest quality materials and finishes. There are many living and accommodation spaces across both the ground and upper level providing space for the largest of families and extended multi generational families. This epic home is of the highest quality with extensive high-end America Oak and Karri timber flooring and skirting boards. Stainless steel ballustrading is a feature throughout as are the granite benchtops in the kitchen, bathrooms, powder rooms, games room and laundry. Numerous bulkhead recessed ceilings as well as picture recesses add to the luxurious vibe of the property. Other fantastic inclusions are Daikin reverse cycle air conditioning, alarm system with intercom at front gate and CCTV, 5kw solar panels and LED downlights.

Upstairs: With Indian Ocean views from a large undercover balcony, the top of the line master suite is truly the epitome of luxury with a spacious hotel style ensuite with spa bath, his and her sinks, shower and a separate toilet. 3 other king size upstairs bedrooms all have double door walk in robes. Plus there is another additional king size bedroom which boasts double aspect ocean views and it's very own balcony. It is fitted with a spacious 4 door walk in wardrobe. A spacious open plan living and games area overlooks the double storey voids which gives a great sense of light and space. The games area which includes a sink and fridge recess flows out to a (3rd) balcony, again with sea views. There is a large family bathroom with a shower (frameless screen) and vanity with above counter sink and flick mixer tap. There are also built in cupboards which include a laundry chute. A great convenience is the separate powder room with vanity and toilet.

Downstairs: An impressive tiled entrance to the home flows in to the open plan living space which has a large central working fireplace as it's focal point. When combined with the dual level, double void and the stunning floating staircase with American Oak treads and stainless steel ballustrading, it gives this home a real sense of proportion and grandeur. The expansive open plan family and meals area is serviced by a spacious gourmet chef's kitchen with breakfast bar, island benchtop and a Smeg freestanding stainless-steel oven, cooktop and rangehood. There is a huge amount of cupboard and counter space which makes this perfect for large families and entertaining friends. What better place to watch your favourite movies or sports than the adjoining custom designed and built theatre room which is entered through double doors and includes a projector and screen. There are 2 other separate living spaces downstairs which can be used for a number of different purposes. They are both accessed through stylish double doors and could be used for formal dining, study, lounge, games, activity or even extra bedrooms (if 6 bedrooms aren't enough!). A guest bedroom is perfectly located away from the main living areas and is located close to a large luxurious fully fitted bathroom with bath, shower, vanity and toilet. A powder room with vanity and toilet is conveniently located adjacent to the entertaining areas of the ground floor. Laundry with walk in linen cupboard plus separate floor to ceiling storage and a laundry chute from the upper level bathroom. There is a large double remote garage with a separate lockable store room. As well as parking for 2 vehicles in the garage there is room for 5 plus further vehicles on the liquid limestone driveway.

Outside: If you thought the inside was good wait until you see the outside! It offers a dream outdoor tropical resort like setting that incorporates a stunning wrap around swimming pool and an external shower, overlooked by 2 superb covered outdoor living spaces. One has a cedar lined ceiling and LED downlights and the other is the ultimate outdoor escape, with built in BBQ, Pizza oven and a service area including stone bench top, cabinets and a bar fridge. This space can be used all year round with patio blinds, fans and a heater. The custom built limestone garden wall with wood panelling provides this property with great street presence externally as well as privacy internally. Mature tropical plantings and would you believe it...a mini golf course complete the stunning outdoor space. Your family and friends are just going to love it so much they may never want to leave! . This exclusive one of a kind property is only available for viewing by private appointment. Give Steve Kelly from The Agency a call on 0426 047 394 for further information. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.