

20 The Esplanade, Peppermint Grove, WA 6011



House For Sale

Thursday, 15 February 2024

20 The Esplanade, Peppermint Grove, WA 6011

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 802 m2

Type: House



Vivien Yap

0865585888

AUCTION ONSITE SAT JUNE 15TH AT 11AM

Set against the stunning backdrop of the Swan River, sits this remarkable property. Distinctly private and superbly elevated, the four-bedroom, three-bathroom residence at 20 The Esplanade invites you into a world defined by its magnificent river side position and understated contemporary finish. The immersive lifestyle property presides over its enchanting Freshwater Bay outlook to deliver, above all a dynamic and user-friendly family residence along one of Peppermint Grove's finest streetscapes. Its versatile design over two levels is a flexible 'dual accommodation' proposition. The lower level is a fully self-contained living space including a large bedroom, well fitted bathroom, living area and separate office or study room. To the rear of the downstairs dwelling sits a large storage room with extensive cupboard and sliding door storage options. The modern and fully fitted kitchen for the downstairs is accessible from here, along with its own laundry space and outdoor undercover area. Upstairs, however is where the story fully unfolds. The wide, sweeping terrace occupies prime territory with pristine Freshwater Bay views and a sublime position to both entertain at scale or enjoy the quieter moments with those close to you. Large white sash windows and double doors on both sides of the beautiful living and dining spaces create an inclusive yet well-partitioned flow to the main area. The timeless allure of polished Tasmanian Oak flooring, crisp white finished walls, original brick fireplace and superb natural light flow create an open and welcoming ambience. The updated kitchen and scullery capture a modern feel with contemporary functionality. Once again, the river plays a significant role here, with a clever breakfast bar positioned with direct line of sight down the driveway and out over Freshwater Bay. Industrial style grey counter tops, black sink and an induction cook top are offset against stunning white subway tiles and ample cabinetry. Along the northern side of the home lies three generous bedrooms, one with an ensuite and a well-appointed family bathroom. Spacious and brilliantly finished, the bedrooms enjoy glorious natural light, ample fitted wardrobe space and refined white sheer and vertical window treatments. At the rear of the property sits what most would call the master bedroom, an extended and light-filled space with three sets of double French doors opening to a secluded view of the pool and gardens. The ensuite bathroom has been styled with a classic stone vanity top, neutral finishes, and modern fittings. The family bathroom however, while highly practical is a fantastic statement in freeform mosaic tiling. Painstakingly crafted, its non-conventional form finishes the space with a bright, almost coastal feel. Cleverly positioned leeward of the prevailing sea breeze, the grounds of the solid 1950's-built structure are highly useable outdoor zones. The private and secluded skillion roof undercover alfresco is a serene area dominated by the saltwater swimming pool. Light limestone paving underfoot, retained garden beds and extra high vined walls create such a welcoming space to spend time. Lush, reticulated garden beds, frangipanis and a selection of citrus add depth to the already impressive landscape design. The wirelessly controlled security gate allows for an extra level of privacy. With an undercover carport and ample extra parking for guests, the property really combines the best of both worlds. It enjoys its tightly held river frontage whilst benefitting from the privacy and seclusion of its elevated rear positioning. Neighbouring the elite Presbyterian Ladies College and Royal Freshwater Bay Yacht Club, it is close to a selection of WA's most prestigious schools and offers easy access to the ocean, parks and the vibrant retail precincts of Napoleon Street and Claremont Quarter. At a glance; -Prime Freshwater Bay frontage with a land size of 802m² -Circa 1959 double brick and tile build -Double storey with two self-contained homes -Four-bedroom, three-bathroom configuration (one-bedroom, one-bathroom apartment downstairs and a three-bedroom, two-bathroom home upstairs, both with their own complete kitchen, laundry and living spaces) -Renovated and updated throughout (approx. 2021) -Fully fitted downstairs living room with in-built display shelves, fitted home office and wall to wall mirrored storage units in the large multi-purpose room -Wide, full height linen cupboard in the upstairs hallway -Ducted and zoned reverse cycle air-conditioning upstairs and split system AC downstairs -Saltwater chlorinated swimming pool -Hikvision AV smart access front gate with keypad -Electric hot water system -NBN connected -Two single carport spaces with an undercover lockable storage unit and further pitched roof storage for the kayaks Undoubtedly 20 The Esplanade is a well-articulated Peppermint Grove residence that, based on its superb river frontage and prestigious 6011 postcode carries with it a sense of gravitas. However, underneath its impressive resume, lies a family home that is in simple terms, hard to leave. Its versatile layout, sought after privacy and considered finishes create a unique sense of being at 'home' and tells a refined Freshwater Bay story. For further information or to arrange your own private inspection of this sensational West Australian property, contact Vivien Yap on 0433 258 818. Rates & Local Information: Water Rates: \$1,443.45 p/a (2023/24) Shire of Peppermint Grove Council Rates: \$5,722.25p/a (2023/24) Zoning: R12.5 Primary School Catchment: North Cottesloe Primary School Secondary School Catchment: Shenton College DISCLAIMER: This information is

provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities 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.