

**23 Barwon Place, Yanchep, WA 6035**



**House For Sale**

Tuesday, 12 December 2023

23 Barwon Place, Yanchep, WA 6035

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1031 m2**

**Type: House**



Brett White

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## Contact Agent

Step into a meticulously crafted world where every detail is designed to captivate the discerning eye. As you cross the threshold, the Hamptons-inspired design unfolds - a masterpiece of exquisite attention to detail that will enchant even the most astute home buyer. Nestled on a sprawling 1,031sqm block, this residence boasts a harmonious blend of classic elegance and a laid-back coastal vibe, impeccably tailored for the quintessential Australian lifestyle. With a generous 460sqm under the main roof, including 344sqm of luxurious living space, this home is a testament to timeless beauty. A 3-car garage ensures convenience, while the expansive alfresco area offers a delightful retreat with an enchanting outlook. Additionally, an 11m x 5m detached workshop adds a touch of practicality to this already impressive abode. The Hamptons style, renowned for its grace and enduring charm, takes centre stage, promising a home that transcends trends and stands the test of time. This is not just a residence; it's an invitation to experience the epitome of sophistication and craftsmanship. The home itself features a meticulously planned design and floorplan. An impressive entry and portico house the home office on the right upon entry. The front third of the home consists of a generously sized theatre room, with Bedroom 2 having its own ensuite, and Bedrooms 3 and 4 separated by the main bathroom. You then enter the main living zone of the home, which includes a large living room, dining area, and expansive kitchen and scullery. These rooms offer uninterrupted views over the golf course. The laundry is conveniently situated off the rear of the kitchen. A spectacular 2-way fireplace intertwines the main living zone and the delightful formal lounge. At the rear of the home is the palatial master bedroom, featuring a huge walk-in robe and ensuite with a beautiful outlook over the golf course. The alfresco area is seamlessly connected and features a fridge, BBQ, and sink. The workshop is the perfect addition, topping off all the features you could conceive for your dream home, with its size and functionality allowing any discerning buyer a myriad of options for its use. Additional details further enhance the appreciation of the inclusions.

**Exterior:** • 2 x certified fire hoses • 1 x 3000-litre rainwater tank • Fully secure cat/pet enclosure • Fully insulated 11m x 5m workshop/shed • 1 x garden shed • Outdoor kitchen (fridge, BBQ, sink) **Garage:** • Split system air-conditioning • 3-phase power **Office:** • 2 x built-in dedicated desk areas and storage • Additional TV room with cabinetry **Family:** • Built-in Hampton-style cabinetry • 2-way gas log fireplace • Recessed decorative ceiling **All bedrooms:** • Dedicated TV points with wall brackets **Kitchen/Scullery:** • 2 x dish drawer dishwashers • 2 x 600mm wall ovens • 1 x Bosch warming oven • Induction cooktop • Stone benchtops • Zip sparkling and ice water tap • Walk-in pantry • Schweigan silent rangehood • Luxury tapware by "The English Tapware Company" **Laundry:** • Topline motorised ceiling clothes dryer • Dedicated built-in pet litter cubicle • Pet door • Massive sliding door storage cupboard **All bathrooms:** • Stone benchtops • Luxury tapware by "The English Tapware Company" **Ensuite:** • Double shower • Roca Inspira smart bidet toilet • Luxury tapware by "The English Tapware Company" • Dedicated makeup area **Master:** • Massive walk-in dressing room with built-in storage • Separate private alfresco **General:** • 9-zone reverse cycle air conditioning • Regen 6kW solar system • 5-zone garden reticulation system • Smart wiring system by Intelligent Home • Outdoor ceiling mount speakers to alfresco • 4 x fully electric outdoor awning blinds to alfresco • Alarm and CCTV system

To delve into the finer nuances and schedule an exclusive viewing, please contact Brett on 0400 952 788. Inspections are available by appointment only, ensuring you have the undivided attention you deserve. This is a home that demands to be seen - a true masterpiece in every sense.\* All dimensions and sizes shown are approximate