

233 & 235 The Esplanade, Mount Pleasant, WA 6153



House For Sale

Wednesday, 17 April 2024

233 & 235 The Esplanade, Mount Pleasant, WA 6153

Bedrooms: 5

Bathrooms: 4

Parkings: 8

Area: 3046 m2

Type: House



Olivia Porteous

0423557438

ALL OFFERS BY 8TH MAY

All offers by 5pm on Wednesday 8th of May 2024 (unless sold prior). Iconic builder's 70 year old generational family home is presented to the market for the very first time. The original stunning block was chosen in 1953 by the owner for its sweeping uninterrupted views of the Perth City skyline and the magic of the Swan River. The original 2 bed bungalow was built by hand by the owner and moved into on the couple's first night of marriage. Over the decades this home has been extensively renovated and extended by Peter Overman and Architects in the 1970's to now house a 5 bedroom, four bathroom family home with a magnificent garden. The couple loved the location so much they purchased the block next door in the 1980's to fulfill their dream of a terraced garden and 'Summer House'. This property offers you and your loved one's a once in a lifetime opportunity to secure a massive 3,046 sqm riverfront land holding in one of the best locations, within one of Perth's most sought after suburbs. Apart from the magnificent river and city views you have the added bonus of stunning parkland right next door and exciting zoning and subdivision possibilities. This family haven provides you and your loved ones with a once-in-a-lifetime opportunity to secure a mega riverfront land holding along one of the very best positions within one of Perth's most prestigious suburbs. Step inside to discover charm at every turn, including architecturally-inspired updates to the central kitchen. The entry foyer sets the tone for grandeur, leading seamlessly into a spacious open-plan formal area, adorned with an open wood fireplace and bar, perfect for entertaining. Marvel at the panoramic vista from here, while the open-plan kitchen and meals area next door dazzles with sparkling granite benchtops and integrated appliances. Indoor-outdoor living is a breeze with an enclosed sunroom off the kitchen and a huge covered alfresco entertaining area beside the shimmering outdoor swimming pool. Additional highlights include a massive master bedroom retreat with a park/city outlook to savour and wake up to, a fully-tiled main family bathroom and a separate "summer house", doubling as an enclosed gazebo for further entertaining. There is also what is essentially a 1x1 "flat" at the back of the house, made up of the fifth bedroom, a fourth bathroom-come-laundry, a kitchenette and separate internal and external entry points. Outside, leafy established gardens create a serene oasis with an enormous remote-controlled four-car lock-up garage and workshop/ storage space. With bonus rear cul-de-sac access and an amazing 40.24-metre riverside frontage. Stroll to local cafes and restaurants, shopping, parks and public transport. This dream Esplanade location also finds itself close to the freeway, the Applecross and Rossmoyne Senior High Schools (dual catchment zones), Aquinas College, Penrhos College and Santa Maria College. Your riverside paradise has been found - and something very special is about to unfold! Features: Enormous 3,046sqm (approx.) overall land holding - across two separate titles R12.5 zoning Subdivision potential - subject to council approval To be sold as one complete package - inclusive of the huge established 5x4 family home on-site A rare Esplanade residence with river and city views Unique parkside position next door to Mount Henry Bridge Reserve Entry foyer Spacious open-plan formal dining, lounge and sitting room - with a bar, an open wood fireplace, storage and breathtaking river and city views Outdoor access to the front terrace/verandah, from the formal living zone Open-plan kitchen and casual-meals area with sparkling granite benchtops and splashbacks, integrated appliances (including an Induction Boost cooktop and Miele dishwasher) and its own slice of the views on offer Enclosed sunroom off the kitchen, for indoor-outdoor entertaining Carpeted and elevated family/living room Huge home office with double privacy doors and access to an open side courtyard that connects with the parkside nature next door Massive front master-bedroom retreat with park/city views, a double-door walk-in wardrobe and a sublime ensuite bathroom with twin travertine "his and hers" vanities, a walk-in shower and bidet Fully-tiled main family bathroom Separate third bathroom with twin-vanity basins Main laundry with internal hanging space Fourth bathroom/guest ensuite/second laundry space - off the rear 5th bedroom with granny-flat potential and its own corner kitchenette Atrium Separate "summer house" on the adjacent lot, doubling as an enclosed gazebo for further entertaining - gas stove top, river aspect and garden/yard access Indoor sauna Outdoor swimming pool Generous lined alfresco-entertaining area beside the huge below-ground pool - with an open fireplace High storage capacity throughout - including built-in minor-bedroom robes Quality travertine floors Ducted reverse-cycle and split-system air-conditioning Solar hot-water system Additional internal electric hot-water system (within the linen press) Bore reticulation Rear garden shed Extra-large remote-controlled lock-up four-car garage with a giant powered workshop, a huge powered storeroom (with a wash trough), a lockable under-stair storeroom and an enormous under-house storage area - plus internal shopper's entry via the kitchen/meals area Ample driveway parking space Bonus rear cul-de-sac access via Curruthers Road, revealing a security gate and a large tandem two-car carport - with space to park a third vehicle, if need be Amazing 40.24-metre (approx.) riverside frontage Original house built in 1954 Extensive refurbishment - with the

involvement of Overman Zuideveld architects, including updating the kitchen and building the summer house and pool gazebo. Most recent updated completed in 2023 - the kitchen ceiling replaced and re-painted, with new down lights