

23a View Street, Peppermint Grove, WA 6011



Sold House

Friday, 29 September 2023

23a View Street, Peppermint Grove, WA 6011

Bedrooms: 6

Bathrooms: 5

Parkings: 2

Area: 908 m2

Type: House



Vivien Yap

0865585888

Contact agent

Imposing wrought iron gates and a long, light gravel stone driveway are the perfect prelude to what lies beyond. As you approach, images of a European stately home or an English country manor flash through the mind. What you are greeted with however is something equally refined but that exudes an overwhelming sense of 'welcome home'. The main residence at 23a View St is the complete package. Under the careful guidance of celebrated architect Peter Moran, the home has morphed into a superbly crafted six-bedroom, five-bathroom family home. Its three-level composition with views to Perth CBD, river and hills, and thoughtfully zoned living arrangements make its impressive scale highly effective in managing the ebb and flow of daily life. Renowned fourth generation master builder, RK Brine was tasked with the transformation and ultimately delivered a polished yet highly functional residence capable of enduring the rigors of today's hectic family. The portico houses a delightful front door bordered with an arched window formation. Opening into an impressive double height entry foyer, the wide timber framed staircase immediately draws the eye. The light wall colours, modest white cornice and skirting profiles are offset against glorious dark parquetry timber flooring. The large dining room enjoys double door access to the driveway as well as a full wall of floor to ceiling built in cabinetry. Connecting both the kitchen area and dining room is a fully equipped walk-through Butler's Pantry. As you would expect it is a well-thought-out service area with an oversized ceramic sink, stone tops, wine fridge and ample shelf and cupboard storage. No doubt the centre piece of the home however lies in the open plan kitchen, living and dining areas. Dark grey cabinetry and an oversized stone topped island bench dominate the superbly finished kitchen. Mirrored splash backs add an element of scale to the already large space, while high end Miele appliances, induction cooktop, two integrated dishwashers and side by side fridge freezers accent the highly practical entertainment hub. The ground floor also has a large guest bedroom with a well-appointed semi ensuite bathroom and ample robe space, a powder room and a large laundry with fantastic workspace, linen cupboard and fully fitted cabinetry. The study or home office, storage room and a delightful living room off the main alfresco area completes the highly functional and versatile main level. Downstairs houses a vast media or living space which accesses the pool area and is fitted with plentiful storage options. For the oenophile, the circa 2000 bottle, temperature-controlled wine room is always a favourite and offers a great opportunity to hone the sommelier skills at gatherings large and small. The north facing stackable glazed doors in the main living area open onto an exquisite outdoor entertaining space complete with a wood fired pizza oven, exposed brick feature wall and a log fireplace. The outdoor dining space overlooks a luxurious 20m solar heated lap pool and is covered by a retractable awning and beautiful vines. The large Master Suite occupies the south-east side of the home and opens out onto an upstairs deck. The ensuite bathroom amenities are world class. Designed for zoned 'his and her' spaces, the dressing rooms extend off either side of the main bathroom and offer custom cabinetry and fully fitted storage options. There is also a dedicated walk-in shoe closet and a large island drawer unit to cater for an extensive fashion and accessories collection. Twin vanities, a privacy shower and WC complete the grand ensuite bathroom. Separated by a further stunning living room with direct access to the upper deck area, lies a complete bedroom wing. Four large bedrooms all with walk-in robes are serviced by an intelligently joined 'double bathroom'. Centred by the main bathtub, there are two attached 'walk-through' bathrooms complete with four vanities, two showers and two WC's. Perfectly designed to cater for the high traffic demands of the morning routine, these bathrooms offer a fantastic solution to meet everyone's needs. The homes' elevated position with views to Perth CBD and out across the pristine waters of Freshwater Bay is within walking distance to Presbyterian Ladies College, St Hilda's Anglican School for Girls, and Iona Presentation College. Cottesloe Central Shopping Centre, the vibrant Napoleon Street café strip and the highly acclaimed foodie destination, The Boatshed are all close by. At a glance;- Complete re-design, refurbishment and extension project undertaken within the last ten years- Views out to the CBD, river, and hills - Rear laneway pedestrian access- Gated and secure rear property in extremely quiet location- Wine, and storage rooms downstairs- Ducted and zoned Daikin air conditioning throughout - Kitchen has double side by side electric ovens, an induction cooktop, a built-in steam oven, a warmer and coffee machine, two dishwashers and integrated double fridge freezers.- Two gas fireplaces and a further outdoor log fireplace in the alfresco- High-capacity solar panels - Monitored alarm system- Engineered with the potential for a future elevator (shaft located downstairs storage room and upstairs shoe closet)- Beautifully finished parquetry timber floors, Italian marble tiles and rattan carpets underfoot- Extensive custom designed built in cabinetry in the main living room, dining room, study, and upstairs living room- Full size 20m chlorinated, solar heated lap pool - Imported Spanish gravel stone for driveway- Video intercom to main gate - Water feature in the driveway- Reticulation to all garden areas To arrange your own private inspection of this world class

residence, contact Vivien Yap on 0433 258 818.