

26 Branksome Gardens, City Beach, WA 6015



House For Sale

Friday, 3 May 2024

26 Branksome Gardens, City Beach, WA 6015

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 637 m2

Type: House



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Exclusive Preview

Open your back garden gate, take the footpath through the sand dunes and be at the ocean's edge in moments from this spectacular beachfront City Beach home, an unrivalled luxury residence with one of the best locations in Western Australia. This is a dream property. Live, work and entertain in an exquisitely beautiful, five bedroom home that presents as new, finished to the highest standards of modern finishes and in a location with breathtaking, 180 degree ocean views that sweep across to Rottnest Island. In one of the most desirable pockets in Perth, this stunning Branksome Gardens home is one of only a handful of properties that back onto the ocean. With not much between the house and beach except a walking trail and reserve land. Only locals frequent the beach in this quiet location, with a walkway behind the home to South City Dog Beach. This is a home that will make you feel like you are on holiday, every day. Wake up to ocean views in the resort-like main suite and step onto your private balcony before starting your day with a swim, surf or run along the beach. Grab your morning coffee or enjoy long lunches at some of City Beach's best coastal restaurants just a short walk away, including Odyssey, Hamptons, Voyage Kitchen and Clancy's. This is a home that makes it effortless to prioritise fitness and wellbeing. Here you are a short walk to City Beach Tennis Club, running and cycle trails, City Beach Oval, Bold Park, Wembley Golf Course and City Beach Volleyball Courts. Kids will love being near fantastic playgrounds, ovals, bike paths and bushwalks while nearby schools include City Beach Primary, Hale School, Scotch College, St Mary's and Newman College to name a few. On a 637sqm block, the original house was built in 2008 to the highest standards. Since then, this house has been meticulously renovated inside and out to designs overseen by Moda Interiors. Just completed in recent months and presenting as new, the result is a magnificent modern home done to a calibre befitting of its world-class coastal location. An eye-catching contemporary elevation with security portico gives way to a light-filled foyer with huge glass door. Picture windows overlook an atrium shaded by mature frangipanis and infinity edge water feature from the pool. The entry sets the tone for the rest of the interior; with a timeless coastal palette, effortless elegance and a warm, welcoming feel. The entry flows up into the heart of the home, the beautiful open-plan living and alfresco backdropped by the ocean. Push aside the new sliding doors to open up the living areas to the outdoors and make the most of a location where the beach feels like your backyard. Swim in the lap pool or recharge in the spa while the children play in the wading pool, tiled in iridescent mosaics. Open the louvres in the garden walls to bring in the ocean views or close them for privacy, whilst enjoying the alfresco kitchen which has Vasari Italian porcelain benchtops, huge barbecue and drink fridges. Invite friends for a bottle of champagne under the patio while the kids play in the pool before strolling down to dinner at the sunset strip restaurants. In wintry weather, flick on the fireplace and pluck a bottle of red from the wine cabinet to share in the stunning poolside dining room. This is a home designed for all-weather entertaining; for memories to be made with family and friends. Chefs and entertainers will love the dreamy kitchen, with statement Sensa by Consentino island bench, brushed brass hardware and Miele appliances including double ovens, a steam oven, induction cooktop, twin dishwashers, integrated fridge and freezer and warming drawer. A curved archway connects to a butler's pantry beyond. The home's stunning palette continues through the interiors, enhancing the home's connected, harmonious feel. The main suite would easily be one of the most luxurious in Perth. Opening onto a spacious balcony with breathtaking ocean views, this wing is a true retreat with its own living area and a statement bar to make your morning coffee or evening cocktail. A double-sided fireplace flanked by doors divides the retreat-like living area from the bedroom. There is a huge dressing room with makeup table and a luxurious ensuite with twin vanity. Soak in the freestanding bath at the end of a long day or enjoy a shower looking over the ocean. There are three well-appointed secondary bedrooms, two on the upper floor, one on the main, each with a bespoke robe and study desk. There is also a wonderful fifth bedroom - a spacious, airy front living room with soaring ceilings, fireplace, built-in desk, parkland views and a Murphy bed, designed to seamlessly appear part of the cabinetry when not in use. Designed to be versatile, this room can be used as a guest bedroom or as a living space, library or study at other times. Two elegantly appointed family bathrooms service the bedrooms. The home has an ultra-private basement home office with soundproofing and built-in cabinetry. A family room near the entry way is a perfect home theatre, with coffered ceilings and blackout window treatments. There is a huge four car garage with storeroom, C-Bus system, guest powder, brand new ducted, zoned, reverse-cycle air-conditioning, remote controlled blinds, a huge laundry, outdoor shower. Fitted out with the latest technology, the home has a security system that can be accessed remotely from anywhere in the world, making this an ideal lock-up-and-leave. Luxurious, unique and truly special, this is the sort of property - and location - that does not come around often. Take this opportunity to make this magical home yours. Rates & Local Information: Water Rates: \$275.72 (2022/23) Town of Cambridge Council Rates:

\$6,821.54 (2023/24) Zoning: R12.5 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.