

# 272 Salvado Road, Floreat, WA 6014

## Sold House

Friday, 2 February 2024

272 Salvado Road, Floreat, WA 6014

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 550 m2**

**Type: House**



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## Contact agent

Having undergone a substantial extension that included the addition of a second storey just over 12 years ago, this gorgeous 4 bedroom 2 bathroom-plus study home offers comfortable contemporary living for all involved, occupies a commanding corner position in leafy Floreat and even benefits from delightful city views, within its massive master-bedroom retreat. A luxurious fully-tiled ensuite bathroom headlines the latter upstairs, sitting behind double privacy doors whilst also playing host to an over-sized walk-in wardrobe and a fantastic full-width front balcony. Within the quality ensuite are a free-standing bathtub, a separate walk-in shower, heat lamps, a toilet and twin "his and hers" stone-vanity basins. The fourth bedroom up here works well as a nursery too, if you are that way inclined. Downstairs, a separate study has its own double-door entrance from the front of the property, as well as plenty of storage shelving. It neighbours a large second bedroom with built-in wardrobes, adjacent to a separate third bedroom. All rooms in this wing of the house are serviced by a practical main bathroom with a shower, toilet and vanity, as well as a powder room. A spacious open-plan living, meals and kitchen area is the focal point of the floor plan though, with the stylishly-renovated kitchen comprising of a corner pantry, a double fridge/freezer recess, sparkling stone bench tops, double sinks, integrated electric range-hood, hotplate and oven cooking appliances, a quality stainless-steel dishwasher and sleek white cabinetry. A shimmering below-ground solar-heated swimming pool headlines a fabulous front-yard setting where a terrific alfresco (with a ceiling fan) off the living space is complemented by another covered outdoor patio-entertaining deck – ideal for barbecues and nestled right next to the front door. It looks like the next party might just be at your place, after all. This impressive residence is nestled within the sought-after Jolimont Primary School and Shenton College catchment zones and sits just a matter of footsteps away from cafes, restaurants, the picturesque Perry Lakes Reserve, outstanding community sporting facilities, public transport, Floreat Forum Shopping Centre, Bold Park Aquatic Centre, Wembley Golf Course and everything in between. Embrace a lifestyle where pristine western-suburbs' beaches (including City Beach), stunning Reabold Hill and the heart of our vibrant Perth CBD are also very much within arm's reach, as are so many other important everyday amenities. Every generation will feel at home here – a chance to craft your family's own story awaits you! Other features include, but are not limited to:

- Gated garden entrance
- Timber-lined front entry porch, balcony and alfresco ceilings
- Wooden floorboards
- Carpet to the master suite and 4th bedroom upstairs
- Functional L-shaped downstairs laundry – with storage and external access for drying
- Sliding-stacker doors, linking the living area to the poolside alfresco
- Ceiling fan under the poolside patio (barbecue deck)
- Huge walk-in storeroom on the ground level
- Three (3) toilets in total – two downstairs, one upstairs
- Ducted air-conditioning
- Down lights
- Skirting boards
- Low-maintenance gardens
- Easy-care artificial turf
- Powered rear garden shed
- Single lock-up garage with an access door to the rear – plus extra driveway parking for approximately three (3) cars

Extended in 2011

Points Of Interest:

- Floreat Forum (850m)
- Kirwan Street Coffee Shop (400m)
- Wembley Golf Course (3.1km)
- St John of God Hospital (2.4km)
- Perth CBD (6.2km)
- City Beach (4.0km)

Schools:

- Floreat Park Primary (1.2km)
- Shenton College (2.7km)

Call Mathew St Guillaume for more details on 0400 049 099

Are you ready to #experience remarkable