

**27A The Esplanade, Mount Pleasant, WA 6153**



**Sold House**

Tuesday, 5 September 2023

27A The Esplanade, Mount Pleasant, WA 6153

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 541 m2**

**Type: House**



Rio Varen

0411682888

**\$3,900,000**

Watch the dolphins, people and boats at play from this home's fabulous vista over the Canning River. Cycle, take a leisurely walk, canoe, go fishing or crabbing all by walking out your front door. This is the enviable lifestyle you can expect here, from within the walls of this stunning 5-bedroom 4 bathroom tri-level residence that overlooks the glistening river waters along The Esplanade and captures the essence of relaxed riverfront luxury living. This executive contemporary retreat was designed with a firm focus on comfortable family living and entertaining, with the amazing river views on offer simply being a bonus. At ground level, an under-croft three-car remote-controlled lock-up garage boasts ample storage space (including a tiled storeroom and additional under-stair storage) a fully-tiled fourth bathroom with a shower, toilet and vanity - ideal for washing off after a long day at the beach or along the river - and internal shopper's entry. There is also a huge separate wine cellar that could come in very handy indeed when hosting parties. An auto-locking gate provides secure entry to the first floor, where you are greeted by a built-in salt-water marine aquarium. The massive open-plan family and dining area makes an instant first impression and plays host to BOSE audio speakers and bi-fold-door access out to a fabulous alfresco-entertaining balcony out front - spacious, tiled and comprising of timber-lined ceilings, BOSE speakers of its own, a built-in Beef Eater gas-mains barbecue, a commercial like gas wok burner, a wood-fire pizza oven, sink, manual roller blind to filter the morning sun and breathtaking river views. It is all overlooked by an elevated kitchen that overlooks the river and is arguably the heart and soul of the home with its sparkling stone bench tops, double sinks, generous walk-in pantry, breakfast bar, plumbed fridge recess, stainless-steel range hood, DeLonghi five-burner gas cooktop/oven, integrated Blanco microwave and stainless-steel Smeg dishwasher. Only metres away lies a commodious fifth bedroom or "guest" suite with king-sized proportions, built-in wardrobes, a fully-tiled ensuite/third bathroom with a shower, stone vanity and access into the fully-tiled powder room (also with a stone vanity) and its own direct access out to a tranquil rear sitting deck with a shade sail - neighbouring a shimmering below-ground swimming pool. Also on the first floor are a huge walk-in linen press, a functional fully-tiled laundry (with loads of storage, a clothing chute from upstairs and access to the side drying courtyard) and a spacious theatre room behind the privacy of double doors - projector, screen, recessed ceiling, BOSE audio speakers, rear-deck access and all. Outside, there is a hot/cold water shower and a poolside umbrella and courtyard, protecting you from the elements this summer. Four separate spouting water features over the pool merely add to what is already a picturesque backdrop. On the top floor, the parents' retreat is made up of a built-in bar/kitchenette with a stone bench top, as well as double doors that open out to a terrific front balcony with a panoramic river vista in the distance. Double doors from here reveal an enormous king-sized master suite - double-door balcony access, water views to wake up to, a stone make-up nook, ample built-in-robe storage space and more. Its fully-tiled ensuite will also leave you in awe of its bubbling spa, separate shower, separate toilet, twin "his and hers" stone vanities and yet another vantage point of the river. The three spare bedrooms up here are all carpeted, king-sized and have built-in robes. Completing the upstairs features are a fully-tiled main family bathroom with a shower, separate bath and twin vanities, another fully-tiled powder room with a chute down to the laundry, a double linen press and an adjacent broom cupboard for good measure. Make leisurely riverside strolls down to the Esplanade Jetty an everyday occurrence, with cafes (include Dome at Deepwater Point), restaurants, shopping and public transport at Canning Bridge Train Station all within arm's reach. Also nearby are the likes of the freeway, Applecross Senior High School (catchment zone), Aquinas College, Penrhos College, Santa Maria College, other excellent educational facilities, the city and so much more. Now this, ladies and gentlemen, is living!

**FEATURES:**

- Feature pivot entry door
- High ceilings
- Wooden Blackbutt floorboards
- Solar-power panels (20 approx.)
- Large ducted reverse-cycle air-conditioning system
- Security-alarm system
- Ducted-vacuum system
- Extra-height internal doors
- Glass balustrading
- White plantation window shutters
- Feature ceiling cornices
- Feature skirting boards
- Timber-lined eaves
- NBN fibre-to-house internet connectivity
- Outdoor lighting
- Two gas storage hot-water systems (one brand-new)
- Reticulated low-maintenance gardens
- Lock-up three-car under-croft garage with ample storage, shopper's entry and a 4th bathroom
- 540sqm (approx.) riverside block with ramped side access
- Built in 2006 (approx.)
- Off-road parking bays across the street - for you guests and visitors to utilise