

28 Irvine Street, Peppermint Grove, WA 6011

House For Sale

Friday, 24 May 2024

28 Irvine Street, Peppermint Grove, WA 6011

Bedrooms: 5

Bathrooms: 4

Parkings: 8

Area: 1819 m²

Type: House



Mack Hall

0417744600



Jim Hall

0407788813

PRICE UPON ENQUIRY

Discover the elegance and history of 28 Irvine Street, a distinguished residence nestled in the heart of Peppermint Grove. This exquisite home seamlessly blends its 1898 heritage with modern luxury, offering a lifestyle of unparalleled comfort and sophistication. The residence offers five bedrooms, with one on the ground floor and four upstairs, complemented by four bathrooms, two powder rooms, and an outdoor shower. Warmth and ambiance are provided by four fireplaces—one wood-burning and three gas. The wine cellar, equipped with air conditioning and a humidifier, is perfect for connoisseurs, while the kitchen features two dishwashers, two ovens, two fridges, and two wine fridges, all updated within the last two years. Entertaining is effortless with a side kitchen door for deliveries and caterer access, extending to a garage set up as a catering kitchen. The outdoor area, featuring a BBQ, wok station, and a rear fireplace for fire cooking, is ideal for parties. The home is designed for all seasons, with formal rooms opening to the lawn for a seamless indoor-outdoor experience, particularly delightful in winter with the northern sun. Practicality meets luxury with thoughtful features such as security partitioning downstairs at night, the ability to exclude the guest room when occupied, and secure heritage windows and doors. The residence is meticulously maintained, ensuring everything works perfectly. 28 Irvine Street is steeped in history, having housed only five families since its original construction in 1898. The front garden's liquidambar tree, over 100 years old, was planted by the original builder, providing shade in the summer. The rear garden's tuart tree, also over a century old, shades the brick-paved outdoor fire/lunch zone, a perfect spot for gatherings. Parking is ample, with a three-car gated area at the front, a five-car garage at the rear, and additional rear apron parking for three cars, ideal for pool and garden servicing. The garage also features loft storage with pull-down ladder access. Security is paramount, with an alarm system controllable via a phone app, nine CCTV cameras, security doors and windows on both floors, and electric gates. The splendid residence is more than a home; it's a legacy, offering a unique blend of historical charm and modern amenities. Experience the timeless appeal and contemporary comfort of this remarkable residence in Peppermint Grove. Features include:

- Dedicated guest suite with direct entry access and parking
- Formal lounge & dining
- 2 studies + study nook
- 5 beds (1 downstairs, 4 upstairs)
- 4 bathrooms + 2 powder rooms + outdoor shower
- 4 fireplaces: 1 wood, 3 gas
- Library
- Media
- Wine cellar with air con & humidifier
- 2 dishwashers, 2 ovens, 2 fridges, 2 wine fridges (all replaced in last 2 years)
- 3 car gated parking at front + 5 car garage at rear + 3 car rear parking in garage apron (for pool, garden servicing etc)
- Kitchen, butler, family dining + outdoor bbq & wok + rear fireplace/fire cooking
- Garage loft storage with pull down ladder access
- Alarm (phone app) + CCTV 9 cameras + security doors & windows to both floors + electric gates
- Bespoke imported light fittings to formal rooms, hallway & kitchen
- High ceilings throughout both levels

Inspections by appointment only.