

29 The Esplanade, Mount Pleasant, WA 6153

House For Sale

Saturday, 13 April 2024



29 The Esplanade, Mount Pleasant, WA 6153

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 522 m2

Type: House



Hannah Tallon
0893855559



Richard Young
0893855559

All Offers by 30 April at 4pm

All Offers by 30 April at 4pm. Seller reserves the right to sell sooner. Perched on the water's edge & surrounded by nature, this Mediterranean-style villa boasts rare, unobstructed views over the glistening Swan River with several sunny terraces and reams of northern light via walls of seamless double-height windows. Being sold "as is", this home presents a fantastic opportunity for a buyer looking to be absolute riverfront, with plenty of potential to upgrade the existing property, or re-build their dream home. From the main entrance, stairs from a dramatic atrium-style foyer reveal a private open-air retreat where indoor and outdoor spaces coexist in harmony, without compromising on views. An open-plan kitchen and dining, bolstered by two separate living spaces on either side, anchors the home with a relaxed and inviting mood, while endless glass doors share access to the outdoors. From the front of the home, the semi-formal lounge, clad in walls of oversized windows and access to a generous balcony, seemingly floats above the riverscape beyond. Framed in more double-height windows, the open-tread staircase sits within a void of natural light that lights the upper-floor landing/sitting area. The master suite on the upper floor with a double vanity ensuite opens onto its own balcony overlooking the river. Extending from the landing are the three secondary bedrooms, each with built-in robes and two with private balconies and a spacious bathroom, with bath and separate toilet. Another key feature of this home is an independent living area on the lower ground floor. With immediate access to the front door/foyer, this discreet addition includes a bedroom/office, bathroom, and storage area or gym space, as well as direct access to the double garage, providing the perfect option for house guests, inter-generational living, short-stay accommodation, or a home business. Other features include a remote double garage with a secure automatic gated entrance and off-street parking for up to three cars, evaporative ducted air-conditioning throughout, freshly painted interiors, downlighting in most rooms. There are also gas bayonets in the formal lounge, upper floor landing and poolside courtyard to accommodate a barbecue or outdoor heater. This prestigious waterfront location enjoys the best of both worlds – immersed amongst nature in a pristine natural environment, yet only minutes from an endless array of convenience and lifestyle attractions, sailing, yacht & tennis clubs, and shopping villages nearby. Walk to the local primary school, charming cafes, and spectacular riverside reserves, or simply stroll along the scenic walking/cycling path, located directly outside.

- Bamboo parquet flooring & double-height north-facing windows
- River views from most rooms
- Abundant lightly tinted windows throughout
- Ground floor powder room
- Spacious laundry to external drying court
- Chlorinated swimming pool (gated) & river view terrace/deck
- Evaporative ducted air-conditioning throughout
- Double garage + enclosed off-street parking (up to 3 cars)
- Automatic gate to driveway entrance
- Walking distance to Praline by Maison Saint Honore café & patisserie, The Rowing Pavilion and Canning bridge shops and restaurants
- Short drive to Applecross Tennis Club, Westfield Booragoon (Garden City Shopping Centre)
- Close to Applecross Primary School, Penrhos College, Aquinas College, Wesley College and Murdoch University
- Regular bus service via Canning Highway

Council Rates: Approx \$3,699 per annum
Water Rates: Approx \$1,969 per annum
Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.