

**3/61 Stadium Drive, Floreat, WA 6014**

**Sold Townhouse**

Friday, 3 November 2023



3/61 Stadium Drive, Floreat, WA 6014

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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## Contact agent

The word “impressive” is best used to describe this stunning 3 bedroom 3 bathroom tri-level Podium townhouse that defines quality low-maintenance modern living in the sought-after Perry Lakes precinct of Floreat. Architecturally masterminded by Cameron Chisholm Nicol, the dwellings within this magnificent estate are influenced by the 1962 design of the original Perry Lakes Stadium and athletics village, accentuated by sustainable design practices and maximising solar access, cross-ventilation, passive surveillance and engagement with the street level. At ground level, there is generous under-stair storage and a decent opposing storage cupboard beyond the entry verandah, with a spacious third bedroom boasting built-in wardrobes and neighboured by the third bathroom and its shower, toilet, vanity and large proportions. Upstairs, a huge open-plan living and dining area incorporates a stylish kitchen into its airy design, with an enormous walk-in pantry, sparkling stone bench tops, a breakfast bar, an integrated dishwasher, range hood, gas cooktop, under-bench oven and microwave nook all complemented by a fabulous full-width entertaining balcony. Also on this level are a laundry (off the kitchen), a powder room and a massive rear courtyard with further space to entertain, relax or unwind – as well as an artificial-turf yard setting and a handy double-door external storage shed. On the top floor, a commodious second-bedroom suite would be the master wing in any other residence, with its corner walk-in robe sitting adjacent to a sleek ensuite with an extra-large shower, a toilet, vanity and more. The sheer size of the actual master suite only inches away allows for extra wall-to-wall built-in-robe space, alongside a sumptuous ensuite – huge shower, toilet, vanity and all. Wake up to your own private balcony off here, doubling as the perfect place for your morning tea or coffee. Combine secure parking with a dream location close to the coast and the renowned Bold Park Reserve, encompassing 430 hectares of unspoilt nature. This very special pocket of Floreat is rich in history and provides a wealth of recreational opportunities – from walking to cycling and jogging. A scenic stroll will soon lead you to beautiful City Beach, with the Cottesloe and Wembley Golf Courses also nearby, for good measure. Your local coffee spot, Cup & Co, is situated just around the corner, with numerous neighbourhood cafes and restaurants – as well as Floreat Forum Shopping Centre – also very much within arm's reach themselves. Throw two local tennis clubs, other wonderful excellent community sporting clubs, top schools and plentiful public-transport options into the mix and you virtually have yourself the complete package. If style, substance and sophistication are what you seek, then look no further. This sublime townhouse abode has your name written all over it! Other features include, but are not limited to:

- Stunning façade
- Gated courtyard entrance
- Feature entry door
- Quality floor tiles
- Wooden floorboards
- Full-height windows and sliders
- Split-system air-conditioning
- Ceiling fans
- Down lights
- Skirting boards
- Easy-care gardens
- Secure parking for two (2) cars, with access via Equality Lane at the rear
- Off-road street-level parking bays for your guests and visitors to utilise

Points of interest:

- Cup & Co coffee shop (350m)
- Wembley Golf Course (3.0km)
- Floreat Forum (950m)
- Floreat beach (4.2km)
- HBF Stadium (1.4km)
- Perth CBD (6.8km)
- St John of God Hospital (3.6km)

Schools:

- Floreat Park Primary School (1.2km)
- Shenton College (3.0km)
- Newman College (2.8km)

Are you ready to #experiencere remarkable

ALL OFFERS PRESENTED 28th NOVEMBER 2023 UNLESS SOLD PRIOR

Call Mathew St Guillaume on 0400 049 099