

3 Kingsmill Street, Claremont, WA 6010

House For Sale

Tuesday, 30 January 2024



3 Kingsmill Street, Claremont, WA 6010

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 422 m2

Type: House



Olivia Porteous

0423557438

OFFERS OVER \$2M

Prepare to be captivated by the architectural brilliance of Overman and Zuideveld. This 4 bedroom 2 bathroom tri-level masterpiece stands as a testament to design perfection. This unique residence showcases the signature craft of these award-winning architects. Each individual level of the home is a harmonious blend of style and innovation, creating a unique living experience for its fortunate occupants. As you walk through a shaded entry garden with a small pond - and then step into this contemporary haven - you will soon ascend beyond the ordinary. This symphony of elegance and functionality introduces you to a tiled foyer through a wide feature entrance door. The foyer leads to three separate ground floor areas of the home. On the left, a carpeted queen-sized third bedroom has built-in wardrobes, storage, shelving and views out to a gorgeous north-facing back garden. The fourth bedroom is also carpeted for comfort and features a walk-in robe, shelving and a leafy outlook. The fully-tiled main family bathroom - with a bathtub, rain showerhead, stone vanity, under-bench storage and stylish light fittings - services the minor sleeping quarters well. A powder room is convenient for visitors. Looking down from the top of three wide foyer steps, the central focus is on the light-filled sunken open-plan living, dining and kitchen area, with your eyes immediately drawn out to the garden through a large semi-circular floor-to-ceiling bay window. A vaulted two-storey curved skylight overarches the entire living space where split-system air-conditioning, wine racking and built-in display cabinetry complements sparkling stone bench tops, ample storage options (including a double pantry), an integrated range hood, a Miele five-burner gas cooktop and oven, a stainless-steel Bosch dishwasher and a microwave nook. From here, three separate doors seamlessly connect the interior to two separate stunning entertaining decks, shaded by their own canopy of gorgeous trees that allow you to sit, relax and unwind across all times of the year. A paved courtyard on one side adds extra space, with one of the most private and tranquil landscaped garden settings imaginable, completed by a sunken lawn and more than enough room for a future swimming pool - if you are that way inclined. Back inside, the first floor is home to a carpeted second bedroom with split-system air-conditioning, more window greenery and steps up to a "sleeping loft" with a skylight. The adjacent bridge leads towards a huge master bedroom and overlooks the living area down below. The master benefits from high pitched ceilings, a fan, split-system air-conditioning and can accommodate a private sitting area. Opposite the master bedroom is a separate walk-in robe - with built-in robes/storage and a massive storeroom (or "box room") - and a separate and private ensuite-style bathroom, featuring a walk-in rain shower, a separate toilet, a sculptured stone vanity and plenty of natural light. The top floor of the property - the home office - has been dubbed "the Eerie" by its current owners, due to its beautiful treetop views to both the north and the south. Split-system air-conditioning can also be found up here, and a sweeping internal balcony that overlooks the master bedroom is yet another of the unusual features that add intrigue to what is truly a one-of-a-kind abode. Nestled in a super-quiet location near the top of Claremont Hill on the border with Cottesloe, this custom stunner is just a five-minute walk to Swanbourne Train Station and Swanbourne Village, a three-minute drive to world-class food and shopping at Claremont Quarter, is close to our picturesque Swan River and is within easy walking distance of Scotch College, Methodist Ladies' College and Christ Church Grammar School. Four train stops away lies Shenton College, with Freshwater Bay Primary School and North Cottesloe Primary School just a three minute car commute in opposite directions. Cottesloe Beach is about five minutes drive away for a swim or a coffee. Welcome to your three-storey architectural triumph, where every detail is an invitation to elevate your lifestyle! Features: 4 bedrooms 2 bathrooms 1 study Custom floors, with silky oak timber dividers Dedicated drinks-fridge recess in the dining area Drying courtyard off the laundry, with covered walkway to garage Remote-controlled awning on the north-facing windows in the 2nd level study Comfort glass fitted to north-facing windows in living-area, master bedroom and second-level study, providing excellent temperature and sound insulation throughout NBN internet connectivity Gas hot-water system Two (2) weeping mulberry trees framing each side of the rear bay window Water feature to one of the rear decks Full reticulation Easy-care gardens Remote-controlled double lock-up garage with high ceilings, a workshop area and side storage area 421sqm (approx.) block Built in 1990 (approx.) Two-hour street parking, plus council parking permits available for your guests and visitors *For private viewings and home opens, please park on Grange Street.