

3 Tumut Road, City Beach, WA 6015



House For Sale

Monday, 5 February 2024

3 Tumut Road, City Beach, WA 6015

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 869 m2

Type: House



James Heerey

0437151133

MARKET PREVIEW - REGISTER YOUR INTEREST

What We Love Elevated high on the hill within City Beach's exclusive Windarra Estate, this exquisite residence captivates with ocean and treelined views, Rottneest in the distance over glistening blue hues of the water and skies transforming into stunning, amber-hued sunsets by night. Here, you'll live the life so many dream of. What To Know Architecturally designed, constructed and manifested by the esteemed GIORGI - engaging only the best to curate this veritable indoor-outdoor wonderland. The passion, craftsmanship and meticulous detail of every collaborator is evident in every inch of this sprawling 631sqm masterpiece. Gallery-height voids, vast expanses of glass facilitating endless outdoor connection, and a strong emphasis on relaxed sophistication, entertainment, fun and wellness with the L-shaped pool and spa stepping up to a pool house dining room or gym/yoga retreat and hidden sauna beneath. From living day-to-day, celebrating milestones or simply relaxing in style poolside, this is bound to be the backdrop of your fondest memories.

THE HOME:- Luxury masterpiece on approx. 869sqm- Architecturally designed & constructed by the acclaimed GIORGI- Total footprint: 631sqm (approx.)- Panoramic ocean views- 6 king-sized bedrooms OR; 5 with robes plus a study/6th bed- 3 lavish bathrooms: walk-in showers, engineered stone-top vanities- 4 separate toilets (2 powder rooms): recessed cisterns & touch-flush sensors- Dedicated built-in home office- Master suite- Wet bar/kitchenette- Built-in desk, media unit, hardwired sound & TV- Fitted dressing room- Ensuite: Dual stone vanities, dual shower & separate toilet- Wall-to-wall glass sliders connecting outdoors- MIELE state-of-the-art kitchen: 900mm Induction cooktop & Rangehood- 3-door Miele oven, steam oven & plate warmer combination- Integrated coffee machine- Integrated "Mastercool" refrigerator fridge/freezer (water/ice dispenser)- Wine conditioner- Integrated dishwasher- Butler's pantry/larder with appliance hutch & hideaway mail/bill/organiser nook- Motorised overhead storage with button close function- Pull-out pantry system & Hidden pocket drawers- 80mm stone benches- "Billi" boiled/chilled water tap

LIVING ZONES:- Main dining, living & entertaining: ocean views & alfresco connection- Home cinema: large screen & hardwired sound system- Downstairs family room opening to entertaining & pool- Pool house/gym or games room - provisions for 4th bathroom- Home office with 2 built-in workstations

OUTDOOR:- Alfresco balcony with outdoor BBQ kitchen, drinks fridge & ocean views- Downstairs courtyard under high-top timber-lined roof- In-ground pool & spa with kids wading area- Outdoor shower- Poolside cabana- A gorgeous glassed pool room with multiple functions - serving as a gym space or outdoor dining- Potential 4th bathroom in the pool room w/access to the outdoor shower- 3-car automatic garage- Outdoor/garden feature lighting- Landscaped gardens by award-winning (landscape company)

FEATURES & INCLUSIONS:- Ducted/zoned reverse cycle heating & cooling- SmartHome 'LaunchPad' system compatibility- Extensive use of steel, textile & stone- Solid timber surfaces, joinery, architraves, framing etc- Boundless built-in / walk-in storage- Full Indoor/outdoor smart-wired entertainment system- Walk-in linen- Fully fitted laundry with excellent storage system & drying courtyard- Custom/soft-close storage throughout- Motorised-close function cupboards & cabinetry- Full CCTV & home security system - alarmed door sensors etc- Video intercom system- LED recessed & back lighting throughout- Fully automated reticulation- Gas heated pool system

Who To Talk To For more information on this property please call, or text James Heerey on 0437 151 133. **NOTE: **** Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.