

31 Prospect Crescent, Kalamunda, WA 6076



Sold House

Saturday, 10 February 2024

31 Prospect Crescent, Kalamunda, WA 6076

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 2021 m2

Type: House



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Contact agent

Escarpment Dreaming | Beyond Bespoke !DREAM | beautiful views, premium location, big opportunity !BEYOND BESPOKE | salivating character, touch industrial with sweet spotsESCAPE ORDINARY | colossal timbers, big metals, leadlight, heart, soulCUSTODIANS | the new Owners will inherit some amazing heirloom fixturesMUCH MORE | than your standard 3 x 2 (~270sqm living/550m under roof)OPPORTUNITY | live in or luxe up to another level at your discretionPOTENTIAL | for semi self contained apartment within (see floor plan)POTENTIAL 2 | to convert the brick & tile workshop to a cute cottage/studio *?LIFESTYLE | the good life in our Hills, awesome markets, pubs, restaurantsEDUCATION | 6 highly regarded schools and colleges within 6kmsAll Offers in writing will be presented to the Seller in the anticipated range \$1m - \$1.3m for consideration, we would recommend your prompt attention.The sunset lights up the brilliant sky and as twilight turns to evening, the dimmer switch turns the soft twinkling lights into a powerful and DRAMATIC VISTA from this 2021sqm escarpment property. Chill with family and friends, watch the storms roll in; the planes coming in to land; capture those spectacular sunsets or CELEBRATE the FIREWORKS thrown up for your pleasure from the various big events down in the City and along the Coast during the year. It is all YOURS from your generous ALFRESCO area, the Kitchen Sink or potentially POOL SIDE with an appropriate refreshment. My apologies to you now, the party will always be at yours !This residence is BEYOND BESPOKE with CRAFTSMANSHIP : you need to come and FEEL the heaviness of the TIMBER finishes with huge METAL fastenings; 'GET' some of the magnificent light fittings; TREAD the more than solid staircase; take time out to sit around the big FIRE HUB (sorry, not going right now thank you) and imagine winter right here; enjoy the RAMBLING architecture including store rooms, office, back kitchen/tinkerers room (up to you to define), SECRET stairways, CONCEALED dens and if you don't wish to be found, sneak off to the covert ATTIC with it's private LANDING to drink in that amazing panorama and the NIGHT SKIES ! An amazing, exciting LABYRINTH for DISCOVERY.We understand the original Architect was of Dutch heritage where great design focussed on HIGH QUALITY FITTINGS sourced from NATURAL MATERIALS, he got it here in spades ! The recent custodians were of Swiss heritage and bought this property when it was only a few years old and took this to the next level, a great credit to them and now FOR SALE more than 40 years later, this is a generational opportunity!Who said horses? Even the extensive powered BRICK & TILE WORKSHOP, set comfortably for vehicles includes carports, a garage and workshops (with an amazing view to distract you from the job at hand) hosts incredible solid timber STABLE DOORS, just a treasure ! Whilst rumour has it there may have been horses here back in the day, sorry to disappoint but the current zoning of R5 wouldn't allow you to secret a pony on site. A pity, as we are only 150m from the WALK (or pony) TRAILS of the magnificent Mundy Regional Park. So while you can no longer saddle up from home, I suspect your family or doggie might love their morning walk through this beautiful bushland. This Workshop lends itself to a CONVERSION to a cute COTTAGE or STUDIO which also enjoys those amazing views *. So much opportunity here.If you are folk who seek opportunity in a PREMIUM location or appreciate the incredible CRAFTSMANSHIP here full of HEART and SOUL, please contact Pamela Abraham on 0409 581 008 for further information or to arrange your viewing.PREMIUM ESCARPMENT LOCATION:Prospect Crescent • set amongst significant escarpment homes2021sqm blockmagnificent city, coastal, airport and hills views descending driveway to practical powered workshop zone (99sqm) :• double carport• magnificent stable doors to garage• workshops with a view• opportunity to create your inspiring artist studio or cutest cottage with views * (careful you might get distracted)additional undercroft workshop/storeeasy care gardens150m walk to Mundy Regional Park (bushland)ENTERTAININGsensational alfresco area extending from the living zone (132sqm +)panoramic views : perth city, coastal, airport and hills weddings, parties, anythingbg pool with pool blanketplus various view decks and balconies extending from the residenceTHE RESIDENCEsplit level brick & tile residence c1980257sqm living | 138sqm patio | 4sqm porch | 9sqm balcony = 408sqmsecure entry to hallwaydownstairs to open plan family, meals, kitchen, bar• vaulted ceilings• full windows to views, alfresco and pool• fully bespoke - escape ordinary, need to view• external electric shade blinds (ask for a demo)• large larder• large back kitchen/laundry/scullery/workbench with powder room (3rd toilet)master bedroom with view balcony• ensuite including a bath with a view !• built in robes (more bespoke!)• adjoining office/study/retreatbedroom 2 & bedroom 3 have an inter-connecting door or you can lock if not requiredbedroom 2 & bedroom 3 excellent set up for semi self contained option• see Floor Plan - separate entry, own alfresco• back stair to shared main kitchen & laundry or space to install a kitchenettelarge bedroom 2 with sitting area• secret steps to covert attic/den/study with private view landing and access to roof space (storage)• optional use as a 2nd living areabedroom 3 with wirbathroomslow combustion fire3 x split r/c A/C1 x wall A/C (cooling only)solar hwuvast

storage • * subject to your own due diligence and relevant approvals • all measurements and distances in this write up are approximate See you soon if you are looking to be the next custodians here full of HEART and SOUL!