

311 Salvado Road, Floreat, WA 6014

Sold House

Friday, 3 November 2023



311 Salvado Road, Floreat, WA 6014

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 984 m2

Type: House



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Contact agent

If a place with space is what you seek then you and your family should not look any further than this expansive 4 bedroom 2 bathroom two-storey abode that defines contemporary comfort on an enormous block where there is heaps of room for fun and games – both inside and out. Downstairs, double doors off the entry foyer reveal a spacious study that is more like a family home office, such are its generous proportions. A sublime carpeted ground-level master-bedroom suite will suit those from all walks of life and impressively plays host to a ceiling fan, decent walk-in wardrobe and a grand ensuite bathroom – rain shower, a bubbling oval spa, separate toilet, twin “his and hers” vanities, heat lamps and all. A separate powder room precedes a huge theatre/games room that is also carpeted, can be whatever you want it to be and sits behind the privacy of double doors. The overwhelming sense of spaciousness felt under the same roof continues through to a massive open-plan family, meals and kitchen area where a large walk-in pantry, sleek white cabinetry, sparkling stone bench tops, a double-width sink, a water-filter tap, an integrated range hood, gas cooktop, Miele oven, breakfast bar and more precede seamless outdoor access to a terrific rear entertaining alfresco and sprawling backyard with neatly-tended lawns and established tree-lined gardens. Full-height family-room windows enhance the scenic view on offer here, from the comfort of your own lounge. Framing the yard is an amazing indoor “pool room” where a series of bi-fold-stacker doors help bring the outside in and reveal a shimmering below-ground indoor swimming pool that takes the weather and time of year out of the equation. There is plenty of room to relax and unwind next to the pool too, especially if you are keeping an eye on the kids chasing the pets around in the back garden. Back inside, a functional laundry off the kitchen – with ample linen and under-bench storage – completes the lower-level features and even extends out to exterior, for drying. Upstairs a giant carpeted activity room essentially triples personal living options and services the minor sleeping quarters, also comprising of a double-door linen press. Generous second, third and fourth/guest bedrooms all boast built-in double robes and ceiling fans and surround a central powder area where twin-vanity basins help reduce traffic at family peak-hour. The main family bathroom only inches away has a separate bath and shower, with the separate toilet next door adding to this floor plan's exceptional practicality. You will fully appreciate this commanding haven being perched within the sought-after Floreat Park Primary School and Shenton College catchment zones and just a matter of footsteps away from cafes, restaurants, the picturesque Perry Lakes Reserve, wonderful community sporting facilities, public transport, Floreat Forum Shopping Centre, Bold Park Aquatic Centre, Wembley Golf Course and more. With pristine Western Australian beaches (including City Beach), Reabold Hill and the heart of our vibrant Perth CBD also within arm's reach, this truly is a wonderful location that you will learn to love quite quickly! Other features include, but are not limited to:

- Large entry verandah
- Gleaming wooden blackbutt floorboards
- High cathedral-style alfresco and family-room ceilings
- Recessed theatre-room ceiling
- Ducted air-conditioning
- Gas-bayonet heating
- Down lights
- Feature ceiling cornices
- Skirting boards
- Lush green front and rear lawns
- Established gardens
- Solar heated pool
- Secure lock-up garage with roller-door access to the rear, a large storage area and internal shopper's entry
- Massive 983sqm (approx.) block

Points Of Interest:

- Floreat Forum (700m)
- Kirwan Street Coffee Shop (500m)
- Wembley Golf Course (2.9km)
- St John of God Hospital (2.8km)
- Perth CBD (6.7km)
- City Beach (3.8km)

Schools:

- Floreat Park Primary (1.0km)
- Shenton College (2.85km)

ALL OFFERS PRESENTED 21st NOVEMBER 2023 UNLESS SOLD PRIOR

Are you ready to #experience remarkable Contact Mathew St Guillaume on 0400 049 099 to find out more