

32 Edgewater Road, Salter Point, WA 6152



House For Sale

Wednesday, 15 May 2024

32 Edgewater Road, Salter Point, WA 6152

Bedrooms: 5

Bathrooms: 2

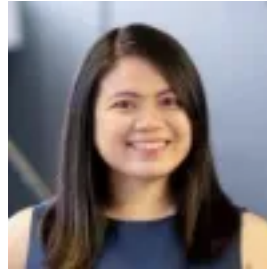
Parkings: 4

Area: 751 m2

Type: House



Steven Currie
0893855559



Valerie Sim
0893855559

All Offers by 29 May at 5pm

All Offers by 29 May at 5pm. Seller reserves the right to sell sooner. Indulge in a sublime sanctuary of space and versatility within the walls of this exemplary two-storey residence in one of Perth's highly sought-after premium riverside suburbs. With five bedrooms, two bathrooms and four secure parking spaces, this magnificent home offers abundant accommodation and entertaining spaces, striking the perfect balance between privacy and communal living for your family's needs whilst ensuring a lifestyle of comfort and convenience. Step into refined elegance with a formal dining room downstairs offering double-door access to a delightful front courtyard, inviting the crisp river breeze indoors. The central open-plan kitchen, meals, and living area create a versatile hub for daily activities, seamlessly blending functionality with style. Additionally, a sunken family room enhances relaxation and entertaining options, providing a cozy retreat within the heart of the home. Also on the ground level are the third and fourth bedrooms, each equipped with built-in wardrobes for convenience. A separate toilet adds to the functionality of the space, while an intimate main family bathroom offers a shower and vanity. Plentiful linen storage is available both in the hallway and within the functional laundry area, which extends outside for easy drying. A massive alfresco entertaining area awaits at the rear of the home, complete with a ceiling fan and outdoor barbecue. Adjacent to this is an extended patio deck, a spa, and a serene private garden setting. Whether it's intimate family gatherings or large milestone celebrations, there's ample space for everyone to enjoy outdoor entertaining. The wildcard in the floor plan is a huge multi-purpose air-conditioned studio, offering versatility as a gym, home office, or any other desired use - with its own sauna and shower, providing a luxurious retreat within the comfort of your home. Upstairs, discover a versatile spacious fifth bedroom or additional living area, offering endless possibilities for customization. This area extends to a large front balcony, inviting ample natural light to illuminate the space. Additionally, this floor features a powder room and a separate fully-tiled bathroom with a shower, bathtub, and twin-vanity basins. A second bedroom, equipped with a fan and built-in robe offers comfortable accommodation, while the oversized master bedroom includes its own ceiling fan and a spacious walk-in robe for added convenience and functionality. An enviable location nestled in a family-friendly neighbourhood, with prestigious educational institutions such as Aquinas College and Penhros College just a stone's throw away, this location boasts unparalleled convenience. Manning Primary School and St Pius X Catholic School are also within easy reach, catering to growing families. Enjoy leisurely strolls along the scenic Swan River trails or indulge in a morning cycle amidst lush bushland. With public transport options and shopping facilities in close proximity, along with easy access to the freeway, Perth CBD and Curtin University, this residence offers the perfect blend of comfort, class, and convenience for modern living.

PROPERTY FEATURES

- Large elevated 751sqm (approx.) block with massive frontage
- 5 bedrooms, 2 bathrooms
- Multiple living and entertaining areas
- Rear studio/home office/gym with sauna, shower and reverse cycle split system air-conditioning
- Massive alfresco entertaining with spa, fan and outdoor BBQ
- Secure parking for 4 vehicles (includes double lock-up garage)
- Additional parking on driveway
- Reverse-cycle air-conditioning downstairs
- Evaporative air-conditioning upstairs
- Secure access gate at front entry
- Easy access to the river and city
- Walking distance to Aquinas College and Lynch Oval

Council Rates: Approx \$3,982 per annum
Water Rates: Approx \$1,929 per annum

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.