

325 Mill Point Road, South Perth, WA 6151

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PROPERTY

House For Sale

Tuesday, 6 February 2024

325 Mill Point Road, South Perth, WA 6151

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 539 m2

Type: House



Lisa Mann

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Offers high \$1millions

You will be impressed with this three-bedroom, study and two-bathroom custom-built home that has been cleverly thought out and positioned away from Mill Point Road, with the main entrance on Brandon Street and the spacious double garage accessible from a shared laneway at the rear of the property. Situated on a secure and manageable 539 m² green-title block, this home is a haven for anyone seeking the simplicity of a 'lock-up-and-leave' lifestyle. As soon as you step foot inside this home you will appreciate how quiet it is thanks to the 6.38mm laminated glass fitted to all external doors and windows, providing noise reduction, excellent thermal transfer reduction and anti-theft protection. Upon entering through double glass doors, you'll find a built-in study near the entrance, perfectly designed for those who work from home or need a dedicated study area. The heart of the home is the spacious open-plan kitchen, dining, and lounge area, featuring built-in cabinetry and a cozy gas fireplace that sets a warm, inviting ambiance. The kitchen is a chef's dream, boasting an island with a stone benchtop that adds a touch of luxury and serves as a social hub for guests to gather. The seamless flow from the kitchen to the living area extends effortlessly onto the timber decking in the alfresco space, complete with an additional built-in kitchen, expertly designed for year-round entertainment. The master suite offers a large walk-in robe with ample space for your wardrobe. Indulge in the ensuite, featuring double basins, exquisite tiling, and hanging pendants. Two additional bedrooms both have built-in robes and double glass doors that lead to your own private courtyard. This versatile outdoor area is perfect for relaxation and is also spacious enough to accommodate a boat, or caravan or work van with convenient access through a sliding gate. This space is also ideal for outdoor entertaining under the sail shades - the possibilities are endless. Adding to the functionality of this property is a full-length storage shed, stretching across the length of the block for all your storage needs. A highlight of this house is the abundant storage, with a spacious walk-in cupboard ideal for your extensive shoe collection and more. Elegantly designed built-in cabinetry helps you stay organized and maintain a clutter-free environment, ensuring a tidy home. The low-maintenance garden affords you the luxury of time to immerse yourself in local attractions, jet off on global adventures, or simply enjoy your weekends. Project enthusiasts will love the garage, accessible via a rear laneway and featuring a dedicated workshop area to the side. It's the perfect space for those who delight in tinkering and crafting. This home seamlessly blends professional precision with natural, engaging charm, catering to both your practical needs and your passions. Featuring: ☑ 16 solar panels (6.6kW) for energy efficiency. ☑ 6.38mm laminated glass throughout for enhanced safety and temperature control through summer and winter. ☑ Tinted windows in the front bedrooms and roller shutters in the master suite. ☑ Daikin ducted multi-zone reverse cycle air conditioning for ultimate comfort. ☑ Archer automatic humidifier gas log fire for those cooler nights. ☑ A security alarm system and cameras, perfect for a 'lock-up-and-leave' lifestyle. ☑ Electric blinds for living room alfresco doors and windows. ☑ Comprehensive R4.1 batts roof insulation including roof sarking, extending to the garage and alfresco area. ☑ Sturdy Sentry security doors for peace of mind. ☑ Massive storage capacity in large walk-in cupboards as well as built in cabinetry. This exquisite residence is mere steps from the tranquil Swan River Foreshore and the vibrant Meadowvale Shopping Village. Revel in the unparalleled convenience of this prime location, which boasts proximity to prestigious educational institutions such as Wesley College, Penrhos Ladies College, UWA, and Curtin University. Immerse yourself in the ease of city life with swift access to Perth CBD, whether by car, public transport, or scenic bike paths - all enhancing the appeal of this urban oasis. Not far from the doorstep, the bustling Angelo and Mends Streets await, offering an array of chic cafes, fine eateries, and boutique shopping experiences. It's a lifestyle of leisure and luxury at your fingertips. This modern, single-level abode is a rare gem that artfully blends contemporary elegance with unparalleled functionality, all in a location that's second to none. With homes of this calibre scarce in South Perth, seize the opportunity to be part of an exceptional community. I look forward to the privilege of welcoming you to what could be your new home - where style meets substance in the most sought-after enclave of Perth.