

34A Johnston Street, Peppermint Grove, WA 6011



House For Sale

Wednesday, 22 May 2024

34A Johnston Street, Peppermint Grove, WA 6011

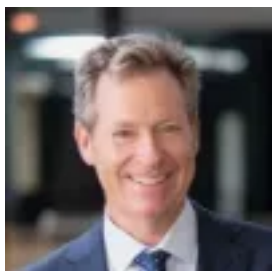
Bedrooms: 3

Bathrooms: 3

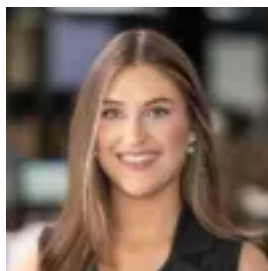
Parkings: 2

Area: 516 m2

Type: House



Richard Young
0893855559



Hannah Tallon
0893855559

Auction 15 June at 11:30am

Auction Location: 34a Johnston Street Peppermint Grove
Single-level living in Peppermint Grove. This reimagined 1950s home, is drenched in northern sunlight with natural stone and white-washed interiors. Two living & dining zones, inclusive of a stunning open plan living and dining area overlooking an open-air pergola and a classic free-form swimming pool. From the front, original character features, such as rich Jarrah floors, high ceilings, and large-set windows have been restored and modernised with the addition of snowy white plantation shutters, LED downlighting, and a spa-inspired, double vanity bathroom to service the two secondary bedrooms and a sun-drenched lounge and dining room. French doors to an elevated north-facing deck, velvety turf, and supreme privacy from the natural screening of manicured trees and bushes, make this space an alluring retreat to relax or entertain in gentle sunlight while enjoying subtle separation from the rear of the home. The modern open-plan living, kitchen and meals, appointed in large-set Stonecrete 'Misty Grey' floor tiles, natural off-white Caesarstone bench tops, glossy Bianco Brillo splash back tiles, and a vast breakfast island fitted with a Franke double sink, is a style-maker's dream. Neff appliances, inclusive of a 5-burner gas stove, wall oven, and dishwasher, along with an integrated Fisher & Paykel French door fridge & drawer-freezer, automatic cupboard lighting, Vintec wine fridge, and reams of soft-closing cabinetry, allow for ample storage. More clever storage options are repeated via a built-in meals nook and integrated wall unit that bolsters a magnificent Morsø woodburning stove/fire, warming the home in winter and offering a cozy corner to admire the classic kidney-shaped pool and leafy views beyond a charming bamboo thatched pergola. Sharing garden views, the spacious master suite includes two separate built-in robes, an integrated bedroom vanity, and a luxurious, spa-inspired ensuite clad in marble-effect ceiling-to-floor wall tiles, twin above-counter circular basins, stone benches, a generous rain shower, and industrial grey concrete-style floor tiles. Other features include an exterior shower and toilet (from the pool), newly installed ducted reverse-cycle air-conditioning, an automatic double garage with off-street parking, video-monitored doorbell, fully reticulated, easy-care gardens and garden shed, a galley-style laundry from the kitchen and a private secondary bedroom or study option from the family room. This is the quintessential 'forever home' that will accommodate all stages of family life with effortless ease. Walk just minutes to the Swan River foreshore & yacht clubs, enjoy proximity to excellent primary and secondary schools, choose from an abundance of grocery, dining and convenience options nearby, and admire its sublime layout of designer appointments and practical spaces to luxuriate and immerse in tranquil garden surrounds.

- North-facing aspect
- Original Jarrah floors
- High (2.7m) ceilings
- NEW ducted & zoned reverse-cycle air-conditioning
- Loft access via pull-down ladder
- White plantation shutters throughout
- Large set 'Stonecrete' floor tiles
- Morsø woodburning stove
- Designer kitchen, extra-large breakfast island & Franke double sink, Caesarstone benchtops, Bianco Brillo gloss splash back tiles, Neff appliances, integrated twin Fisher & Paykel fridge and freezer drawer, Vintec wine fridge, ample soft closing cabinetry
- Built-in robes in three bedrooms
- Original kidney-shaped (salt water) swimming pool
- Exterior shower & toilet room (from pool)
- Concealed drying court
- LED downlighting throughout
- Double automatic garage + off-street parking for two cars

Auction Terms
Deposit: \$100,000 on the fall of the hammer
Settlement: 6 September 2024
Outgoings
Council Rates: Approx \$4,662 per annum
Water Rates: Approx \$1,849 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.