

**34A Leake Street, Peppermint Grove, WA 6011**



**House For Sale**

Friday, 3 May 2024

**34A Leake Street, Peppermint Grove, WA 6011**

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Area: 950 m2**

**Type: House**



Vivien Yap

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## VIEW BY APPT SAT 4TH MAY 1:30PM - PLEASE REGISTER

Curated with architectural prowess and functionality at the forefront, this home delivers an impressive level of understated luxury to each space. The six-bedroom, four-bathroom property, within the prestigious 6011 postcode, represents a unique opportunity to acquire a truly landmark asset. As the custodian of family memories, 34a Leake Street touches the heart for many reasons, none of which are quite as evident as its welcoming embrace—a home of true belonging. Solid, slate-grey timber entry doors, opening to the light-filled entrance foyer. Crisp off-white walls, a coffered ceiling, and solid oak flooring underfoot set the mood for what lies beyond. The ground floor unfolds with an articulate narrative of well-defined spaces. The guest suite, a sanctuary designed for comfort and privacy, offers visitors or extended family retreat towards the front of the residence. The heart of this home beats strongest in its wonderfully open-style kitchen, dining, and living areas. Vaulted ceilings rise above, creating a sense of boundless space, while walls of windows ensure a cascade of natural light that enhances every bespoke detail—from the polished stone countertops to the delightful ceiling detail. A vast island bench creates the centerpiece of the highly functional kitchen, accented by a full suite of Gaggenau appliances. Double wine fridges, a large fully fitted walk-in pantry, and a clever built-in study nook are accessed off the kitchen, this is a kitchen designed not just for cooking but for celebrating life's moments. The living area is dominated by a sleek stone-wrapped fireplace framed by custom-built timber cabinetry. Cavernous ceilings magnify the space, while the fully opening sliding doors blur the lines between inside and out. Flowing onto the large covered and light-filled alfresco area, the extendable entertaining area becomes a year-round attraction. To the rear, the sectioned landscape design captures a beautiful lawned space which flows to the pool and undercover sitting area. Passing through the white entrance arbour, the pool is wrapped in limestone paving and lush greenery while the cabana is complete with a raked timber-lined ceiling, feature lighting, and a ceiling fan. Remaining on the ground floor to the east lies the grand living room. A magnificent space marked by stunning coffered ceiling detail and a timber-clad fireplace. Built-in display cabinetry and oversized glass insert sliding doors create a unique balance. The stunning timber finish, three-quarter turn staircase is flanked by two large double-height windows, flooding natural light deep into the internal spaces. The narrative upstairs continues with five additional bedrooms, each well-proportioned and a testament to the zoned design of this impressive residence. The master suite, superb ensuite bathroom, and large fitted walk-in robe are perhaps the, a spacious haven with understated luxury at every glance. Sumptuous surfaces, textured floor coverings, and a large pool-facing balcony complete this retreat. Comfortably positioned on a north-facing landholding, the contemporary double-storey home enjoys a strategic location between the pristine waters of Freshwater Bay and the iconic white sands of Cottesloe Beach. A short walk from the vibrant retail and entertainment strip of Napoleon Street, it rubs shoulders with some of the state's finest properties. At a glance;—All four minor bedrooms are generous in size, have fitted robes, custom built-in work desk and cabinetry. The front bedroom also has its own street facing balcony—The two bathrooms upstairs that service the four bedrooms are superbly appointed with stone tops, double vanities, and large shower recesses. One of the bathrooms has a large freestanding bathtub—Large walk-in linen cupboard upstairs and a separate powder room—Double garage with remote controlled doors and driveway parking for two vehicles inside the gates —Built in home office or study nook off the kitchen area—Extensive storage options including large linen cupboard, fitted storage cupboards and overhead shelves in the garage and a large attic space with pull-down stairs —Solid oak timber flooring to most areas including the stairs and —Hard wearing 'sisal' floor coverings to the bedrooms —Feature indoor and outdoor lighting throughout (dimmers to primary areas)—Two ducted and zoned reverse cycle AC systems to all areas—Two gas instantaneous hot water systems —Original solid doors and frames throughout—Two beautiful fireplaces—Large self-cleaning swimming pool —Window treatments include elegant linen curtains and plantation shutters—Cat 5 wiring throughout with data point in bedroom—NBN connection —Fully monitored alarm with door, motion sensors and glass shatter detection —Glazing is fully laminated —Private courtyard off the dining area—Side gate access to the rear of the property—Bore reticulation to both front and rear gardens>Welcome to your forever home, where each moment is as precious as the space in which it unfolds. Home is right here. For further information or to arrange your private inspection of this premier West Australian property, contact Vivien Yap on 0433 258 818. Rates & Local Information: Water Rates: \$2,728.10 (2022/23) Shire of Peppermint Grove Council Rates: \$7,804.41 (2023/24) Zoning: R12.5 Primary School Catchment: Cottesloe Primary School Secondary School Catchments: Shenton College DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and

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