

**35 Alderbury Street, Floreat, WA 6014**

**Sold House**

Wednesday, 27 September 2023



35 Alderbury Street, Floreat, WA 6014

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 905 m2**

**Type: House**



Dan Rhoding

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## Contact agent

Experience the ultimate in grand design and luxury living with this stunning real estate masterpiece. Perfectly positioned in the prime location of Floreat, this spacious family home boasts an impressive 429 sqm of living space, providing ample room for everyone to spread out and relax. From the moment you arrive, the striking facade and landscaped gardens set the scene for the breathtaking interior that awaits. Step inside to discover soaring high ceilings, a curved staircase, and a wide-open hallway that leads you to the heart of the home. The vast open plan kitchen, dining, and living room with glass bifold doors framing the alfresco area and the glistening pool is the perfect place for family living, celebrations, and memories. The sleek modern chef-style kitchen is an entertainer's delight, complete with ample bench space, drawers, storage, a gas cooktop, dual electric ovens, an island with storage, a double stainless steel sink, and a walk-in pantry. The server window connects seamlessly to the enclosed alfresco area, which features a built-in kitchen area, ceiling fan, and cedar-lined ceiling. Outside, your outdoor oasis awaits with a sparkling pool with waterfall feature, a BBQ station, and grassed area for kids and pets. The large shed with roller door access is perfect for storage and hobbies. Back inside, you have a large home office / Bed 4 with glass doors, a massive home theatre, a modern bathroom, linen, huge laundry with storage, bench space, and outdoor access. Upstairs, via the curved staircase, the bedroom wing awaits the grand master suite, complete with a vast bedroom, balcony with tree-top views, dressing room style walk-in robe, and luxurious ensuite with floor-to-ceiling tiles, dual vanities with storage, bath, shower, and separate toilet. Two additional huge bedrooms with large built-in robes share the main bathroom, equally luxe with a bath, shower, vanity, and separate powder room. This spectacular home is nothing short of a grand design with huge proportions for luxury family living in a prime location. Don't miss your opportunity to make this dream home yours. Features included, but are not limited to; • Large shed with roller door access • Pool with water feature • Theatre room • Large office with outdoor access • Double garage, plus store room • Massive laundry with ample storage • Understair storage • Bi-fold doors to optional enclosed alfresco for all-year-round use • X2 Upstairs linen • Modern kitchen with walk-in pantry • High ceilings throughout • Rev cycle air conditioning • Heat lamps Points Of Interest: • Floreat Forum (1.2km) • Kirwan Street Coffee Shop (350m) • Wembley Golf Course (3.5km) • St John of God Hospital (2.7km) • Perth CBD (6.4km) • City Beach (5.0km) Schools: • Floreat Park Primary (1.6km) • Shenton College (2.3km) Are you ready to #ExperienceRemarkable Call Mathew St Guillaume on 0400 049 099