

**35 Barbical Place, Lesmurdie, WA 6076**



**House For Sale**

Saturday, 6 April 2024

35 Barbical Place, Lesmurdie, WA 6076

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 6070 m2**

**Type: House**



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## Offers over \$1,890,000

Be Warned - There is only one - and it can only be owned by someone who will appreciate it and carry on the legacy that previous owners have inherited and contributed to over the years - this is more than an estate or a home this indeed is a LIFESTYLE. More than any other home on the market today this property truly does deserve every superlative and with the clichéd words ringing in my ears I can say without fear or favour that this property will not disappoint. If you want the best on offer in the hills today then please do not miss this opportunity to provide you and yours with the BEST. Designed by the forward mind and driven by excellence in Architecture this Peter Overman home began life deep in the thought cycle of someone who wanted to CREATE. It started with the search for the perfect location - not just Orange Valley but tucked away in an easy to miss cul de sac that runs off one of the area's finest promenades. Intersected by a stream and spreading its considerable girth over two green titles the block encompasses some of the finest in the area. The process continued with the design execution and completion of one of the area's finest homes - more than any other this property is destined to become a landmark not just by location but in history. Built in time of home excellence and garden design the well thought out and planned gardens feature large water features that virtually encompass the property and give it its name. This property is resort like to the extreme and if you are wanting a place to reside that makes you feel that you are in another place, this is it, so much so that the property other than a family home would make a fantastic retreat, Yoga college or perhaps a live in Cuisine based business, the possibilities are endless. The Residence - Resplendent in White the building stands out as a stark contrast to the landscape - surely designed that way for effect, the entrance is wide and welcoming. With character features here and there dating from its beginnings they enhance the sense of style and quality that began from day one. A staircase leads away to the master suite which is worthy of any hotel, with its space and storybook balconies overlooking the amazing gardens this area is large enough for master bedroom, study, lounge/retreat and still more. In addition to the master there is of course 3 more bedrooms almost identical to each other and all with sundrenched north facing outlooks over the pool and gardens. There is a room suitable as another bedroom or second study and the house has a generous dining room and large family room with an amazing waterfall and pond outlook, indoors and out there are places to dine and entertain like no other. The Pool is ideal for all year round use - the large below ground pool has now been turned into a "pool house" with full cover meaning more use all year round and extremely low maintenance. There is a separate games room away from the rest of the house which is ideal for busy teens, the kitchen is galley style and of course has every convenience, the laundry is very large and would suit the most discerning of us, there is a double garage and the house has air-conditioning and a large slow combustion heater. There is an excellent bore water supply and a large workshop. This property truly is something special.