

**38 Birrigon Loop, Swanbourne, WA 6010**

**DUET**

**Sold House**

Monday, 23 October 2023

38 Birrigon Loop, Swanbourne, WA 6010

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 502 m2

Type: House



Susan James

0862247860

**\$3,800,000**

**THE FEATURES YOU WILL LOVE** This superbly crafted home, designed and built by distinguished builder, Giorgi, sits high on the hill, providing stunning views through native bush to the city. Timeless design combined with exquisite finishes and an absolutely brilliant floorplan, the home is as beautiful to live in as it is to look at. Set over two levels, the master bedroom, home office, open plan living, dining and kitchen, laundry and double garage are located on one level. Downstairs, there are three generously proportioned bedrooms and a huge second living area. The spacious, undercover alfresco area provides spectacular views through the tree tops to the city skyline beyond, whilst providing an entertaining area that shines throughout the seasons. Light-filled and immaculately maintained, this is a truly unique and special home deserving of your inspection. Highlights include: 45 course ceilings in living, dining and master bedroom, frameless glass bifold doors opening the inside to the outside, a huge entertaining area with panoramic city views, stunning fossilised travertine flooring, underfloor heating in the upstairs and downstairs living areas, master ensuite and second bathroom, Miele and Smeg appliances, well-proportioned double garage, purpose built cellar, large walk-in storeroom, Butler's pantry plus additional storeroom, solar heated swimming pool, ducted reverse cycle airconditioning. **THE LIFESTYLE YOU WILL LIVE** From this peaceful and convenient location, you can walk to Lake Claremont, the Scotch College playing fields, Swanbourne Primary and the Swanbourne shopping village on Claremont Crescent. Cresswell Oval is just down the road and Allen Park and Swanbourne Beach are within walking distance. It is located within the Shenton College catchment and close to Scotch College, Christ Church MLC and John XXIII College. The Claremont Quarter, various hospitals, train and bus services and the Mount Claremont shopping village are all nearby, and West Perth and the CBD are easily accessible. This is western suburbs living at its very best. **THE DETAILS YOU WILL NEED** Council Rates: \$6,057.36 per annum Water Rates: \$2,542.54 per annum Land Area: 502m<sup>2</sup>