

**40 All Saints Way, Churchlands, WA 6018**



**House For Sale**

Friday, 24 May 2024

40 All Saints Way, Churchlands, WA 6018

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Area: 752 m2**

**Type: House**



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## OFFERS

Nestled within Floreat Lakes Estate, a sought-after pocket of Churchlands, that sits just footsteps away from beautiful Herdsman Lake and its surrounding natural parklands, this spacious 5 bedroom 3 bathroom two-storey residence - with a separate self-contained 1 bed 1 bath studio at the rear - is a quality build with unique features and a sense of Tuscan-style grandeur and flair, accentuating the functional multi-generational family living it offers from every angle. Beyond the secure single front-yard gate and remote-controlled double driveway gates that provide peace of mind and a safe haven for the kids and pets to run around on amidst lawns and manicured gardens, you will discover an expansive floor plan that truly does have something for everybody. A tiled entry foyer makes an instant first impression with its striking feature dome fresco ceiling, with impeccable attention-to-detail also found within the home's intricate cornices and high feature skirting boards. Downstairs, a huge carpeted family room is graced by a ceiling rose and a feature gas fireplace to help counter the winter chill. The third bedroom - or potential study - is also carpeted for comfort, as is a nearby fifth bedroom with a built-in wardrobe. The fourth bedroom in between has wooden floors and a built-in robe of its own, whilst a two-way powder room, built-in hallway storage cupboards, a separate laundry (with a linen/broom cupboard, under-bench storage and side-drying-courtyard access) and a fully-tiled third bathroom - with a corner Stylus bathtub, separate shower and a vanity - make up the minor features of the lower level. On the other side of double doors, an impeccably-tiled open-plan dining and kitchen area impressively boasts sparkling granite bench tops, double sinks, a corner pantry, a stainless-steel range hood, a Blanco five-burner gas cooktop, a Westinghouse oven/grill and a sleek white Miele dishwasher for good measure. Upstairs, a massive carpeted master retreat has double privacy doors, split-system air-conditioning, built-in wardrobes/storage cupboards, a large separate walk-in robe, enjoys tree-lined sunset views from its own tranquil front balcony behind double French doors and features a relaxing fully-tiled ensuite - shower, twin "his and hers" vanities, under-bench storage, toilet, heat lamps and all. Also on the top level is a spacious and carpeted second - or "guest" - bedroom suite with a leafy vista towards Perth's rolling hills, split-system air-conditioning, a walk-in robe and a fully-tiled ensuite/second bathroom with a shower, toilet, vanity and heat lamps. An enormous carpeted lounge room up here is perfect for sitting and quiet contemplation and extends out to a small north-facing balcony deck - as well as a giant alfresco balcony deck for entertaining to a sublime backdrop of city and hill views, alongside a trickling water feature, a large lock-up storeroom and stairs leading down to the established backyard and its shimmering below-ground solar-heated swimming pool. A poolside courtyard offers further entertaining space, adjacent to the Koi fish pond and waterfall. There is even a hidden "glasshouse" for cooking and food preparation - complete with bi-fold doors, two range hoods, a Euromaid gas-upright cooker, a stainless-steel Turbo gas barbecue, a sink and modern tap fittings. Double French doors off the dining space link the main house to the rear poolside verandah - but it's a second set of double doors that reveals a private entrance into the studio, ideal for those wanting to rent the extra accommodation out as either an office, long-term rental or short-stay Airbnb. A carpeted theatre room can be found in here - featuring split-system air-conditioning, a ceiling rose and a handy bar/storage area. The open-plan living, meals and kitchen area next door also acts as a potential sixth bedroom with further separate double-door access, as well as low-maintenance timber-look flooring, split-system air-conditioning, a Sacon range hood, a Westinghouse gas cooktop, a fully-tiled ensuite/fourth bathroom, shower, toilet, vanity, heat lamps and more. Completing this exceptional overall package is a remote-controlled lock-up four-car garage with bi-fold doors affording access to the yard and pool. This palatial abode is perched within the sought-after catchment zones for Woodlands Primary School and Churchlands Senior High School. Other schools include Hale School and Newman College. Public transport is close by, shopping (at Woodlands Village, Westfield Innaloo and the new-look Karrinyup precinct), Wembley Golf Course, fresh food at The Herdsman, cafes and restaurants in neighbouring Wembley, community sporting facilities, the freeway, the city and glorious beaches all only minutes away in their own right and so very easily accessible. Something special awaits you and your loved ones right here!

**FEATURES:**

- Secure gated access to property
- Double French-door entrance
- Upstairs and downstairs living areas
- Massive upstairs master and guest bedroom suites
- Outdoor balcony, alfresco and verandah entertaining
- Solar-heated swimming pool
- Pool views from the kitchen and upstairs alfresco deck
- City and hill views
- Self-contained 1x1 rear studio with theatre room and its own access
- Glasshouse with an outdoor BBQ/kitchen for extra cooking
- Ducted-evaporative air-conditioning
- Kocom A/V intercom system
- White plantation window shutters
- Security doors
- Gas hot-water system
- Reticulation
- Easy-care gardens
- Huge four-car garage
- Large 752sqm (approx.) block
- Built in 1994 (approx.)

**Rates & Local Information:** Water Rates: \$2,381.04 (2022/23) City of Stirling Council Rates: \$3,481.95 (2023/24) Primary School

Catchment: Woodlands Primary SchoolSecondary School Catchments: Churchlands Senior High School DISCLAIMER:  
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