

40 Narla Road, Swanbourne, WA 6010



House For Sale

Thursday, 30 May 2024

40 Narla Road, Swanbourne, WA 6010

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 471 m2

Type: House



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EXCLUSIVE SNEAK PREVIEW

This contemporary 5-bedroom, 3.5-bathroom, two-storey Webb & Brown-Neaves designer home is perfectly positioned on a low-maintenance corner site, just steps from the Cottesloe Golf Club and overlooking the charming, leafy outskirts of Swanbourne Primary School. This magnificent residence redefines executive living, sure to impress your growing family. Blending unique style and elegance with a practical and adaptable floor plan, this spectacular house offers it all. On the ground floor, a carpeted front theatre room is fully outfitted with a screen, projector as well as integrated ceiling speakers for an immersive cinema-style experience. Gleaming stone countertops are featured throughout the residence, including in the vanity of the lower-level powder room. The adjacent laundry, with similar features, includes a full-height sliding double linen press and opens to the side of the property, as well as an under-stair storage space-turned-cellar just steps away. The expansive open-plan family, dining, and kitchen area with a breakfast bar is bright and airy, featuring soaring ceilings. Crisp floor tiles and a north-facing aspect harmonise with 60mm-thick stone countertops, double sinks, ample storage, mirrored splashbacks, white plantation shutters, an Electrolux induction cooktop and matching oven, an integrated range hood, and a Westinghouse dishwasher. This space extends to the garden on the northern side of the residence and a superb rear alfresco area with a fan, cathedral-style ceiling, and a full view of the sparkling below-ground swimming pool and its striking stone water feature. The main king-sized master suite on the ground floor features carpeted flooring, mirrored built-in wardrobes for him, a fitted walk-in robe for her, white plantation shutters, and pool views. It also boasts a luxurious fully-tiled ensuite bathroom with a shower, a separate bathtub, dual stone vanities, and a separate fully-tiled toilet. Upstairs, enjoy expansive green views from the front balcony and a light-filled lounge room with white plantation shutters and a leafy outlook. The second or "guest" bedroom suite can serve as an alternative master suite, featuring mirrored built-in robes, a fitted walk-in robe, white plantation shutters, pool views, and a fully-tiled ensuite with a shower, toilet and stone vanity. The upper level also includes three additional king-sized bedrooms with plantation shutters and built-in double robes, a separate toilet, and a double linen press. This exquisite property, situated on a prominent corner and laneway, provides easy access to the beautiful Swanbourne Beach, the vibrant Claremont Quarter shopping precinct, prestigious private schools such as Christ Church Grammar and Methodist Ladies' College, public transport, and numerous lush neighbourhood parks. With the lovely Lake Claremont also within walking distance, this home is clear proof that coastal elegance truly exists!

FEATURES:

- Feature entry door
- Wooden Brushbox floorboards to the stairs and upper living areas
- Quality floor tiling downstairs
- Separate theatre room
- Upstairs lounge room
- Balcony
- Carpeted bedrooms
- Alfresco
- Swimming pool
- Versatile master and guest bedroom suites
- Remote-controlled double lock-up garage with laneway access (via Aceway Lane) and internal shopper's entry
- Stone bench tops
- Solar-power panels
- Ducted reverse-cycle air-conditioning
- Security-alarm system
- Ducted-vacuum system
- Glass and stainless-steel balustrading
- Profile doors throughout
- Clipsal Saturn Series switches
- Feature ceiling cornices and skirting boards
- Audio-intercom system to the front doorbell
- Heating provisions to pool
- Outdoor power points
- Solar hot-water system - with a gas booster
- Easy-care gardens
- Artificial low-maintenance turf
- Nearby off-road parking bays
- Side access

471sqm (approx.) corner block with a bonus off-road parking bay out front

Home is right here !

Rates & Local Information: Water Rates: \$2,437.65 (2022/23) Zoning: R20 Primary School Catchment: Swanbourne Primary School, Mount Claremont Primary School, Freshwater Bay 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 interested parties should place no reliance on it and should make their own independent enquiries.