

41 Portmarnock Drive, The Vines, WA 6069

 buymyplace

Sold House

Thursday, 28 March 2024

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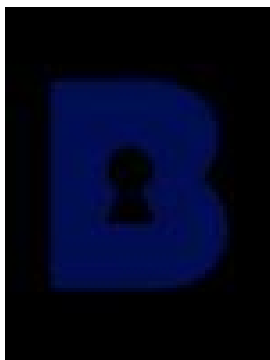
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 906 m²

Type: House



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1300289697

Contact agent

Phone Enquiry ID: 225955 Located in the dress circle of The Vines, this quality Webb & Brown Neaves family home is awaiting its new owners to enjoy all it has on offer, both indoors and outdoors. Overlooking the Vines Resort Ellenbrook golf course and lake, with picturesque sunsets to enjoy from the rear alfresco, as well as the large balcony, it's not difficult to imagine a life spent enjoying the natural beauty which surrounds this impeccable home. The enormous abode, surrounded by low maintenance, quality landscaping - it truly is a remarkable design and lay out. The ground level comprises a double door entry and portico, custom fitted office with lounge area off the entry (which could also be changed to a home theatre if that's your preference), as well as the roomy laundry with built in cabinetry and a massive walk in linen cupboard, internal access to the garage area, separate powder room with vanity, and the stairs which lead to the second storey living quarters. From the entry, you are led through double glass doors in to the enormous open plan hub of the home. With a large family living area featuring a stunning gas fireplace, which offers a beautiful ambience in the cooler months. Under stair wine storage room with wine fridge, a grand dining space to easily seat 8-10 diners and a decadent kitchen and breakfast bar, which will delight the most discerning of home chefs. An abundance of white cabinetry, white stone beach tops, Bosch stainless steel appliances including a new dishwasher and a matching LG refrigerator, a large walk in pantry, breakfast bar and an IT nook, what more could one ask for? Did I mention the installation of the latest designer pendant and down lighting? Leading from the living space is the master suite which boasts over 50 sqm of private, adult sanctuary. The master suite has lovely garden views, built in mirrored robes as well as a walk in fitted robe area, a separate toilet and an ensuite with twin vanities, all tastefully decorated with neutral tones. Lazy Sunday sleep ins will be made easy, as the children have their own self contained living space upstairs! The upper level is a teenagers dream. A spacious central lounge area complete with a kitchenette keeps the kids self contained as well as the three enormous bedrooms which could all fit King Sized beds. A family bathroom with shower, bath and vanity (one bedroom is semi ensuite and could easily be a second master bedroom), separate toilet, linen cupboard, and an open plan study/sewing room with custom cabinetry overlooking the Darling Range, sets the scene. Two balconies on either side of the home makes catching a sun rise or a sunset a breeze. Outdoors is simply magic and I doubt you'll need to talk the kids in to hopping off their iPads and "getting outside" any longer. A rear alfresco area with retractable blinds overlooks both the Ellenbrook golf course as well as your own 6 hole mini putt golf course. You'll love the dream outdoor leisure zone with a picture perfect 12m + lap pool, (pool cover included) a cabana lounge area and a large shade sail to ensure swimming at all times of the day is both enjoyable and sun smart. The pool is surrounded by neat garden beds and timber seating and exudes true holiday vibes. Although the gardens are extremely low maintenance (no mowing required here), there is a vegetable and fruit garden area which will appeal to the green thumb in the family. A grape vine, a lemon tree, and an array of edibles are all serviced by a quality bore and is a wonderful opportunity to acquire some self grown produce. The gardens are all reticulated and run from your own bore. The double garage has an extra space available to accommodate your own golf buggy or perhaps, you just need some extra room for bikes and tools. There is a separate lockable storage area in the garage also, so plenty of room for the home handy person to securely store everything he/she needs. Is there a golfer in the family? If there is, you'll know a membership at the Vines Golf Resort will be high on the list of things to organise - or perhaps you and your family might prefer a leisure membership which allows you to utilise their resort facilities including a fitness centre, group classes, two swimming pools and spa, 3 restaurants and hair salon / day spa. The resort is easily accessible through the network of pleasant walking and bike trails. This home is a rare find. The views, the size & quality of the accommodation, the location, the peace and quiet, the kangaroos who enjoy coming to say hello each day, the nature trails, the friendly community and the close proximity to all the Swan Valley wineries and restaurants makes this an opportunity not to be missed. The current owners are reluctantly relocating and can accommodate a short settlement period. A fantastic opportunity for a family to snap up this beautiful home and move in before a new school year starts. BONUS - the home is available to purchase fully furnished (excluding art work and some personal items). To be discussed. Features 906 sqm block 395 sqm covered living 4 bedroom 2 bathroom 3 toilets 2 offices 2 large living areas 2 Balconies Chefs kitchen 12m lap pool Mini golf course Outdoor retractable blinds Vegetable and fruit garden Bore reticulated gardens Home alarm and camera system Extra large double garage and lockable storage Custom cabinetry to both offices Timber floorboards Quality carpets Ducted reverse cycle air system Gas fireplace Bosch appliances Gas hot water systems Pool cover and Kreepy Krauly Shade sail over swimming pool Corner orientation with only one neighbour (not visible) Beautiful golf course and lake views Friendly neighbourhood and community Council

rates \$3255 p/yr Water rates \$1200 p/yr