

# 45 View Terrace, East Fremantle, WA 6158



## House For Sale

Friday, 14 June 2024

45 View Terrace, East Fremantle, WA 6158

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 875 m2**

**Type: House**



Vivien Yap

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## AUCTION ONSITE SAT 3RD AUG 10AM UNLESS SOLD PRIOR

The Sky's The Limit First, let's talk views. And when we say views, we're talking about an outlook that is big, bold, and beautiful, arguably Perth's finest. But it's not just a view; it's a breathtaking panorama amplified. Think of it as a live-action landscape painting that's all yours, all the time. The house itself, a five-bedroom, four-bathroom sanctuary sits on perhaps East Fremantle's highest point. The design of the four-storey master-built residence was curated by the award-winning architect Parm Tjhung and crafted by the highly decorated Pirone Builders. Built with precision and commitment to quality, this home displays sophistication, elegance and understated luxury, however its polish does not take away from its functionality and cleverly integrated living areas. Its sought-after northern orientation not only provides mesmerising views from each level, but also allows its living/entertaining spaces to bask in glorious winter sunshine enjoying maximum thermal efficiency. The sea breeze, its positioning and carefully thought-out design once again provides ultimate year-round usability. The high-speed elevator moves its residents efficiently across all four levels. The main living, dining and kitchen area occupy prime territory on level four. Flooded with natural light and opening to an oversized wrap around balcony, this space integrates the world-class panorama into every inch of internal space. The full-height ceilings are a work of art in themselves. The coffered detail, elaborate stepped cornice profiles and soft curved form follow the shape of the exterior walls. From the inside, the high-grade, full-height laminated glazing frames your daily show to perfection. The central kitchen, ideally positioned between the living area and the lounge and formal dining room is finished to an incredibly high standard. Black granite-topped island bench, bespoke lightly grained timber look cabinetry, Gaggenau gas and electric cooktop and two wall ovens, along with an integrated dishwasher completes what is a highly functional space. This level also enjoys a large sunken lounge and formal dining room with both areas taking in the fascinating river outlook and providing an almost surreal backdrop to daily living. There's a powder room and a further activity room on the southern side of the home which accesses a rear balcony enjoying a clear line of sight over the tree canopies and roofs of the southern suburbs. The third level is where the master suite takes pride in soaking in the vast landscape to the north. A curved window positioned strategically to capture the river and CBD outlook fills the room with the soft rays of winter sunshine. The ensuite, enjoys a marble-wrapped spa bath sitting underneath a large, curved glass window presiding over its northern suburb counterparts. An oversized frameless shower recess, private toilet and stunning custom-built cabinetry complete the bathroom. The dressing room, as you would imagine is fully equipped with extensive built-in storage which is fit for any collection. For party planners amongst us this home is geared to entertain at scale. The games room, a highly usable space, opens onto the alfresco area, outdoor kitchen and rear gardens. The solar-heated infinity pool, central to the home's layout has front row seats to the sublime panorama. This level also hosts three further bedrooms with walk-in robes, two well-equipped bathrooms, the laundry, and a separate toilet. On the second level, guests enjoy a large, beautifully finished bedroom with ensuite bathroom, dual built-in robes and their own private north-facing balcony. At a glance

- Four levels, five bedrooms, four bathrooms and powder room
- North-facing home carved into the natural limestone rock
- Built circa 2001 by Pirone Builders
- High speed lift (and stairs) that services all levels
- Separation of the bedrooms and living spaces offers fantastic, zoned liveability
- Huge wrap around balcony on the fourth floor provides incredible views from Rottne Island to the CBD and all the way to the Perth hills
- Incredible spiral staircase accented by gorgeous black wrought iron balustrading and rails
- Extensive rectified tiling and carpets throughout
- A combination of downlights, spot, and recessed lighting
- Window treatments with pelmets to most rooms
- Laundry has large double sinks and ample cupboard and overhead storage
- Fully fitted linen storage
- Three gas hot water units (two instantaneous and one storage)
- Ducted reverse-cycle air conditioning throughout
- Lower ground floor under stair wine cellar with ideal ambient temperature
- Ducted vacuum
- Monitored alarm system
- Outdoor kitchen includes mains gas BBQ, stone tops, and ample storage
- Solar heated Chemigem infinity pool
- Large, flat rear lawned area provides versatile space for outdoor activities
- Extensive retained landscaping front and rear with fully reticulated gardens
- Remote control vehicle and pedestrian gates at front with smart access audio visual intercom
- External storeroom

This slice of heaven is a home that promises its residents an ever-changing dawn to dusk performance. Boats meander to their final moorings, the colours of the sky transition from orange to pink and the curtain falls on yet another magical day at 45 View Terrace. For more information on this trophy residence, contact Vivien Yap on 0433 258 818. **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.