

46 Spiderlily Mews, Karrinyup, WA 6018

House For Sale

Saturday, 4 May 2024

46 Spiderlily Mews, Karrinyup, WA 6018

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 505 m2

Type: House



Nick Luca
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Jo Dattilo
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Closing Date Sale - 21st May at 5:00pm

Nick and Jo are delighted to showcase this breathtaking residence located at 46 Spiderlily Mews. Opulent Modern Living, the ultimate Luxury Retreat! THE OFFERING Brief: 4 bed | 2 bath | 2 car | Land: 505sqm Method: CDS: For Sale By Closing Date Sale- All offers presented on Tuesday 21st May at 5:00pm. (Note: Our Sellers reserve the right to sell prior to the closing date) Price: All Offers Presented Settlement Terms: Negotiable THE INTELLIGENCE Spectacularly backing on to the trees at the Lake Karrinyup Country Club and world-class golf-course resort, this glamorous 4 bedroom 2 bathroom two-storey "Lake Karrinyup Private Estate" residence not only enjoys cul-de-sac tranquillity within one of the area's most exclusive pockets, but possesses absolute WOW FACTOR from its amazing grand marble tiled entry foyer to the upstairs balcony-turned-garden terrace that will truly capture your imagination at first sight. Luxurious high-end modern living awaits, with no expense spared and meticulous attention-to-detail gracing this first-class property. Sometimes, only the best will do! Features include, but are not limited to:

- Stunning street appeal that includes shaded low-maintenance gardens and artificial turf, a lined entry portico with a wide feature entry door – and the most mesmerising of entry foyers beyond it, complete with an eye-catching textured stone feature wall
- A carpeted theatre room with a cavity slider, off the massive open-plan family and dining area downstairs – separate from the entry foyer and playing host to stylish pendant light fittings, a gas log fireplace, custom floating cabinetry and an award-winning 2012 HIA Kitchen of the Year kitchen, complete with sparkling stone bench tops, marble finishes, glass splashbacks, a breakfast bar for quick bites, an integrated pull-out fridge/freezer drawer, quality integrated Miele dishwasher, Induction-cooktop, range-hood, combi-oven and oven appliances and a walk-in scullery with a Velux skylight and an awesome walk-in cool room
- On the other side of the cool room and kitchen, stacking bi-fold glass doors link the main living space to a magnificent indoor-outdoor enclosed alfresco-entertaining area with a lined ceiling, integrated audio speakers and what is virtually an entire "second" kitchen with a Dome wine fridge, stone bench tops, glass splashbacks, ample storage, an integrated stainless-steel range hood, a stainless-steel Ferguson mains-gas barbecue and a Fisher and Paykel stainless-steel dishwasher for good measure
- Commercial sliding-stacker doors link the alfresco to the most easy-care of backyard settings, wrapping around to a tranquil side water feature (that can be viewed from within the family room) whilst boasting an electric awning for protection from the elements, artificial turf, lemon and lime trees, glimpses through the trees and towards the golf-course greens and a staircase leading up to the balcony/garden sanctuary
- Completing the ground-level features are a fully-tiled powder room, a fully-tiled laundry with stone bench tops, ample storage, a walk-in storeroom and access to the side drying courtyard and a carpeted third or "guest" bedroom suite with generous proportions, a fitted walk-in wardrobe, funky bedside pendant light fittings and a fully-tiled ensuite/second bathroom – comprising of a shower, stone vanity and a separate fully-tiled toilet
- Upstairs, a custom library/retreat area features a built-in desk and storage, flowing out to the huge timber-lined balcony/garden terrace with two ceiling fans, a bubbling outdoor spa to relax and unwind in, integrated audio speakers, more easy-care turf and pleasant tree-lined views to savour
- Complementing the upper-level second bedroom (massive, carpeted and with a ceiling fan), a spacious and flexible fourth bedroom with a lovely green aspect to wake up to, a huge walk-in storeroom, a double linen press with a laundry chute and over-head storage cupboards is an expansive and carpeted master suite behind the privacy of double doors – enjoying the luxury of a ceiling fan, garden-terrace access and a giant walk-in dressing room that leads into a sublime fully-tiled semi-ensuite main bathroom with a large walk-in ceiling-mounted rain/hose shower, a double-width stone vanity and a separate fully-tiled toilet
- Amongst the extras of this dazzling 2012-built family entertainer are quality marble floor tiles and porcelain wall tiles, gleaming wooden Marri floorboards upstairs, ducted reverse-cycle air-conditioning, CCTV security cameras, an A/V intercom system to the front door, a ducted-vacuum system, a security-alarm system, white plantation window shutters, Clipsal Satin Series electrical/light switches, security doors, a gas hot-water system, feature and shadow-line ceiling cornices, tall feature skirting boards, profiled internal doors, extra-height lower-level doorways, reticulation and a huge extra-wide remote-controlled double lock-up garage – storage area, stainless-steel sink, rear access, internal shopper's entry

THE VISION This prime location is just around the corner from the prestigious Lake Karrinyup Country Club and golf course entrance itself, as well as beautiful Lake Gwelup and its gorgeous walking trails. The home is situated close to both the Lake Gwelup and Karrinyup Primary Schools, the new-look Karrinyup Shopping Centre, the freeway, public transport and glorious swimming beaches. This, ladies and gentlemen, is what dreams are made of!