

# 5 Warlingham Drive, Lesmurdie, WA 6076

## House For Sale

Thursday, 14 March 2024

5 Warlingham Drive, Lesmurdie, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1805 m2

Type: House



Susanne Broido  
0499770237

## Expression of Interest

Discover unparalleled luxury in the heart of Lesmurdie with this exquisite, resort-style home built by Ventura Homes in 2003. This meticulously updated home boasts an array of features that cater to every member of the family, ensuring a lifestyle of utmost enjoyment and relaxation. Whether you're unwinding by the pool, hosting guests in the outdoor kitchen, or enjoying the expansive interior living areas, every moment in this property is bound to be memorable. Attention to detail permeates throughout, with quality fixtures and fittings complementing the stylish interior design. No expense has been spared in this top-end property, occupying a serene 1,805 sqm block encompassing 499 sqm under the roof with a superbly functional floor plan, ensuring excellent separation of spaces. Its prime location is notable, being directly opposite St. Brigid's College and just minutes away from other highly regarded schools, while only a 30-minute drive from Perth CBD.

**Property Facts:**

- 4 bedrooms and 2 bathrooms
- Spacious front home office, convertible to a 5th bedroom
- Expansive open-plan kitchen, dining, and family area
- State-of-the-art kitchen with walk-in pantry, stone benchtops, high-quality appliances including a Miele dishwasher, and shopper's access
- Luxurious and opulent master bedroom suite, featuring a walk-in robe and ensuite with tiling to ceiling height
- Lounge room next to the main bedroom, ideal for a parents' retreat
- 2nd/3rd/4th King-sized bedrooms with walk-in-ropes or built-in robes and a shared family bathroom
- A magnificent theatre/games room, alternatively usable as an extra living room, adjacent to the open space area with sliding doors to the outside entertainment area
- A large laundry with ample cupboard storage
- Beautiful private outdoor entertaining/alfresco area with cedar lined patio, built in wireless Bose speakers & sub-woofer and ceiling fans
- Outdoor kitchen with built-in BBQ, sink, wok, Miele dishwasher, and stone benchtops for outdoor entertaining with ample cupboard space
- An inviting below-ground heated 60,000-liter swimming pool with Chemigem for automatic chemical dosage, solar cover, water jets and outdoor shower
- Freshly painted pool fencing
- Fully reticulated -from bore- landscaped gardens, fruit trees, and lawns
- Various outdoor spaces, including a beautiful cubby house
- Pressure cleaned and sealed paving around the house
- Double automatic garage with workshop & shopper's access
- Side access to a large 9m x 8m x 3.6m (high) drive-in shed/workshop/garage with 2 sliding doors, 1 auto roller door, full width mezzanine and with full rear access - suitable for a caravan and or boat
- Ample extra parking
- Hardstand area with a big auto electronic sliding gate for added convenience
- Ducted reverse cycle air conditioning and LED lighting throughout
- 20 solar panels, offering energy efficiency and cost savings
- Instant gas Hot Water System
- Back-to-base security system for peace of mind
- Crimsafe security doors and windows, providing enhanced protection
- Security film on all windows and doors, along with tinted film for added privacy
- Automatic sensor security lighting around the perimeter of the home and shed
- Gutter guards to protect the home, shed, and barbecue
- Full insulation for energy efficiency
- Brick and Tile construction built in 2003
- Excellent neighbours in a quiet, no-through road location
- Walking distance to St. Brigid's College, close to Mazenod College, Kalamunda Christian School, Primary Schools, and the wonderful Hills facilities. A stroll to the bus stops, local shops, 30 minutes to Perth CBD, and 15 minutes to the Airport

This top-end property offers a complete family package for those who love entertaining and desire a low-maintenance, resort lifestyle right at home. Don't miss the opportunity to own this rare gem in this prime location of Lesmurdie. Awaiting its new owners, this home, where quality and sophistication are evident in every detail, must be seen to be fully appreciated. For more information or to schedule a viewing, please call Susanne Broido at 0499 770 237 or Rena Scolaro 0408 923 298

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller 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.