

6 Stableford Court, Maylands, WA 6051

House For Sale

Wednesday, 17 April 2024

6 Stableford Court, Maylands, WA 6051

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 304 m2

Type: House



Shane Schofield
1300243629

Mid \$1 million range

Open Tuesday 23rd April at 5.30-6pm for a twilight viewing with champagne and cheese 🍷🍷🍷 Embrace the pinnacle of sophisticated living with this exquisite custom-built residence, a sanctuary of luxury nestled in the tranquil enclave of a coveted cul de sac. This prestigious address is renowned as one of Maylands' most desired locales, surrounded by opulent owner-occupied homes that are rarely listed for sale. Maylands Peninsula Golf Course is a stone's throw from the house and you'll enjoy the expansive views as you leave every day. The Swan River with the iconic Perth skyline and Optus Stadium forming a breathtaking backdrop for splendid firework displays which can be viewed from the street. From the moment you approach, the property asserts its magnificence, harmoniously blending an architecturally crafted and custom-built facade with an effortlessly water-wise garden, promising minimal maintenance and maximum curb appeal. Upon entering through the commanding front door, you will find yourself enveloped in an atmosphere of warm indulgence that transcends throughout the home. The study, conveniently positioned at the entrance, sets the tone for a home that caters seamlessly to the corporate lifestyle, with client visits and home office days accommodated equally. However, this room could easily be transformed into the fourth bedroom for additional sleeping requirements. Further in, a spacious theatre room awaits, adorned with recessed ceilings; it is the ideal space for immersive film screenings or catching the latest sports fixtures. The heart of the home is undoubtedly the open-plan meals area which is illuminated by the generous wall to wall windows and centred around the show-stopping kitchen. Marble benchtops and a marble splashback complement the modern amenities including a brand new electric oven, four burner gas hotplates, an appliance nook, a wide fridge recess, dishwasher, built in wine storage and a convenient shopper's entry. Effortless entertaining flows from the inside to the external timber-lined alfresco, a space that invites year-round relaxation and revelry. Side access from the front yard allows your guests entry to this fantastic entertaining area without having to utilise the house. You'll feel like you're in your very own resort with recessed floor and ceiling lights and established greenery all around you. Ascend the stairs to an upper-level marvel, where a grand sitting room unfolds, complete with a wet bar and an adjoining balcony. Soaring ceilings and large picture windows flood the space with natural light, creating an airy and inviting ambience. This gorgeous space is another ideal location to relax and unwind after a long day or alternatively, enjoy a glass of sparkling out on the balcony. The two generously proportioned minor bedrooms share this level with a luxurious family bathroom, while the secluded and private main bedroom wing stands apart, offering a private and serene escape from the world. This spacious retreat offers unparalleled relaxation with a generous bedroom area, a large walk in wardrobe plus an opulent ensuite showcasing a shower, a corner spa bath and a large vanity. A quaint reading nook or parents retreat is tucked in the corner of the room. Imagine indulgent afternoons reading a book in privacy while overlooking the streetscape below from your own personal balcony. Here are just some of the many features this prestigious home has to offer;

- House was architecturally designed and custom built in 2000 by Craig Sheiles Homes.
- The property is surrounded by owner-occupied, high-end homes and located in a coveted pocket of Maylands.
- Situated within walking distance of Maylands Peninsula golf course, the Swan River, East Perth and overlooking the City skyline.
- Double garage with an electronic roller door (complete with timer function) and a separate storage room.
- Inviting entrance hall with an impressive staircase featuring metal balustrading.
- Extra high 32 course ceilings on both levels of the home (excluding the sitting room with extra height ceiling).
- Study is located at the front door for privacy.
- Open theatre room with recessed ceilings.
- Storage area located under the stairs for larger items.
- Impressive kitchen has a generous marble breakfast bar plus a marble splashback.
- Kitchen has a 600mm electric oven, gas hotplates, new electric extractor fan, double pantry, dishwasher, double sink, appliance nook, wide fridge recess and built in wine rack
- The laundry is tucked in behind the kitchen for convenience and has a separate powder room for visitors.
- Fantastic outdoor alfresco with timber lined ceilings and side access from the front. The decked flooring has recessed lights and hidden power points.
- Upstairs has a grand sitting room with soaring ceilings.
- Large picture windows allow the natural light to flood in. All windows in this room have heat reducing blinds for temperature control.
- The sitting room has a wet bar complete with a sink, a space for a bar fridge plus cupboards for storage.
- The balcony is located off the sitting area has a pull down blind to stop the afternoon sun and to create privacy as well as a gas point for BBQ or fire.
- The family bathroom has a shower, a bath and a generous vanity.
- Bedroom two is located adjacent to the bathroom and has a double built in wardrobe.
- The WC sits conveniently between the two minor bedrooms.
- Bedroom three has a generous walk-in robe plus wood look laminate flooring.
- The main bedroom retreat is located on the other side of the sitting area.
- A small hallway guides you to the retreat.
- There is a linen cupboard for additional storage in this hall.
- The main bedroom is

generously proportioned and has a walk-in robe and a spacious ensuite with a spa bath, a shower, a vanity and a separate toilet.-A quaint enclave next to the bedroom can be used as a parents retreat, a sitting room or a library.-This space has a louvered window overlooking the staircase void to create extra light in the area.-A balcony can be found adjacent to the retreat that looks out upon the streetscape.-Reverse cycle air conditioning throughout the home for temperature control (recently replaced).-Tiled flooring in the main living areas with charcoal carpets in the study, staircase, sitting area, theatre room, main bedroom and bed two.-The home is painted in warm neutral tones to suit modern aesthetics.-Gas instantaneous hot water system.-The property has 20 solar panels with a 6.6 kwatt inverter for energy efficiency.-Shire rates are approx. \$2,856 per annum (subject to change).-Water rates are around \$1,000 per annum (subject to change).-Located in the City of Bayswater.-Only 7km from the centre of the Perth CBD.-Less than 15 minutes drive to the Perth Airports.-Tranquil walking trails along the Swan River nearby.-A myriad of restaurants, coffee shops and bars within close proximity.-Only a four-minute drive to Maylands Peninsula Primary and 10 to Mount Lawley Senior High School. This stunning abode, designed for the discerning buyer, delivers not just a home but an experience in refined living, with every detail meticulously crafted for those who demand the exceptional. Please make sure you add this property to your 'must view' list this weekend as this home will sell quickly.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.