

**6 Stipa Court, Gwelup, WA 6018**



**House For Sale**

Thursday, 13 June 2024

**6 Stipa Court, Gwelup, WA 6018**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 457 m2**

**Type: House**



Russell Dohmen

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## ALL OFFERS BY 27TH JUNE (unless old prior)

Embrace the spectacular from within the walls of this immaculate 4 bedroom 2 bathroom double-storey home that is unassuming from its striking street frontage and occupies a secluded cul-de-sac location where privacy and serenity come together as one. A rare offering in the sought-after "Thomas Mews Lakes Estate" pocket of Gwelup, this luxurious residence welcomes you inside via a versatile sitting nook that can be whatever you want it to be - even a potential study space, near the garage shopper's entrance. The flexibility of the downstairs fourth bedroom also sees it double as a home office if you are that way inclined, with a walk-in wardrobe complemented by a built-in L-shaped corner desk - essentially a custom two-person workstation. Also on the ground level is a fully-tiled powder room, separate from the well-appointed laundry that comprises of a stone bench top, under-bench storage space, a linen/broom cupboard and external access down the side of the property. A light, bright and carpeted theatre room benefits from a splendid tree-lined aspect and can be shut off from the rest of the world by a feature cavity slider for peace of mind. Double doors reveal a spacious open-plan family, dining and kitchen area that is highlighted by a media nook, a feature gas log fireplace, a ceiling fan, stylish pendant light fittings and a 60mm-thick stone island bench with a breakfast bar, quality tap fittings and an integrated AEG microwave/combi oven. The rest of the kitchen also oozes class in the form of more sparkling stone counter tops, a five-burner Siemens gas cooktop, double pyrolytic AEG ovens, an integrated range hood and a scullery - further stone bench tops, double Clark sinks, integrated Siemens dishwasher, walk-in pantry and all. Louvered windows to both the kitchen and scullery spaces ensure a pleasant garden outlook, as well as cross-flow ventilation. Thermostatically controlled under floor heating is fitted to all tiled living areas including the master ensuite. Also carpeted for comfort is a commodious master suite to the rear of the house - boasting a ceiling fan and a cavity slider to its large fully-tiled ensuite bathroom that impeccably features a walk-in ceiling-mounted rain shower, an additional hose showerhead, separate "his and hers" twin stone vanities, a separate fully-tiled toilet and a fitted walk-in robe. Off the family room, a fabulous outdoor alfresco-entertaining area can be found, complete with a ceiling fan, heater and café blinds for full enclosure and protection from the elements - plus full view of a shimmering below-ground heated plunge pool, right next to artificial backyard turf and benched seating that comes in very handy for gatherings and special occasions. Upstairs, a carpeted lounge room doubles as the perfect retreat and is an ideal extra living space, servicing the spacious and carpeted spare bedrooms well - both playing host to ceiling fans and full-height double-sliding-door built-in robes. Leafy window outlooks are also commonplace. Completing the upper-level features are a separate third toilet, a full-height double-sliding-door linen press and a light and bright main family bathroom with a shower, separate bathtub, stone vanity and under-bench storage cupboards. Indulge in a relaxed and tranquil lifestyle here, only walking distance away from the KW Café at Karrinyup Waters Resort. Stroll leisurely to picturesque lakeside parks and reserves too, with Gwelup's wonderful "Secret Garden" also nearby - along with bus stops and a multitude of fantastic children's playgrounds. The exclusive Lake Karrinyup Country Club, Carine Senior High School, Primewest Gwelup Shopping Centre, Lake Gwelup Primary School and beautiful Lake Gwelup itself are all merely minutes away in their own right, with other highly-regarded schools, the new-look Karrinyup Shopping Centre, the Hamersley Public Golf Course revamp, the freeway, Stirling Train Station and glorious beaches - including the revitalised Scarborough Beach esplanade - all within an extremely close proximity, as well. Sometimes, only the best will do! Other features include, but are not limited to; • Entry deck • Secure pin-code access to the front door • High 33-course ceilings • Timber staircase • Internal extra-height profiled doors • Quality timber-look floor tiles to the ground level • Under-floor heating downstairs • 6kW solar power-panel system • Ducted and zoned reverse-cycle air-conditioning system • Integrated Bowers & Wilkins audio ceiling speakers - including to the alfresco • Three (3) CCTV security cameras • Security-alarm system • A/V intercom system • Feature stepped "trio" ceiling cornices • Feature skirting boards • White plantation window shutters • Security doors • Heat pump to the swimming pool • Solar hot-water system - with an instantaneous gas booster • Reticulation • Low-maintenance front lawns and gardens • Remote-controlled double lock-up garage with a large storage area, external access and internal shopper's entry • Easy-care 457sqm (approx.) Disclaimer: This information is provided for general information and marketing 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. Property is being sold as is. The seller reserves the right to accept an offer at anytime without giving notice.