

# 6 The Esplanade, Peppermint Grove, WA 6011



## House For Sale

Tuesday, 26 March 2024

6 The Esplanade, Peppermint Grove, WA 6011

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jody Fewster  
0862447885

## NEW PRICE | \$6.49 million

Welcome to 6 The Esplanade-where you're front and centre in Peppermint Grove. Located at the top end of this incredible Riverside address you are living with majestic elevated views across the tranquil Swan River and basking in the rarefied air this premium elevated address provides. Perched on one of Peppermint Grove's premier streets, 6 The Esplanade offers more than just breathtaking views; the generous 1027m<sup>2</sup> corner block presents a rare opportunity for development in a highly sought-after locale. As one of the last development potential sites on this prestigious street, this property holds immense promise for those with a vision for luxury living. It's a rare corner site and with the increasing scarcity of developable Esplanade land this could be one of last chances to make it happen on this sought-after street! We've prepared some seriously cool concept imagery for this spot to help you imagine the endless possibilities of your next home that's all about luxury and style. Envision a luxury home that harmonizes with its natural surroundings, seamlessly blending modern elegance with timeless design elements. This is a location that demands taking high-end finishes and attention to detail to the extreme. Think spacious living areas, sweeping balconies, gourmet kitchens, and retreat like bedrooms boasting river views and relaxing times in your infinity edge pool that seamlessly meets with the Swan River. For those less inclined to redevelop, the site's current home is an Architectural gem, designed by the esteemed Oldham Boas Architects in 1954. It commands attention with its modernist allure. Welcoming from McNeil Street, the residence spans two levels, basking in the warm embrace of the northern sun. With an impressive 42.6-meter truncated frontage to the river, and a garden retreat on the southern boundary, the home offers a tranquil oasis amidst urban life. The interior is characterized by generous living spaces, high ceilings, and five spacious bedrooms complemented by three bathrooms. Thoughtfully designed, the residence seamlessly integrates functionality and style. Additionally, the presence of two kitchens across both levels, a sizable theatre/study room, cellar/workshop and garaging, ensures both convenience and versatility. Such flexibility affords the opportunity for self-contained living quarters, ideal for extended family or rental potential. Currently habitable in condition and lease-ready, the dwelling offers immediate comfort and income potential. For those looking for a home with character that you can make your own this charming property is ready and waiting for your personal touch, offering plenty of potential to renovate and enhance its current amenities to modern standards. With its classic design and spacious layout, this home is a blank canvas just waiting for your creative flair. Imagine transforming the expansive living areas into bright, open spaces widely connected to the outdoors for entertaining friends and family. And why stop there? With ample outdoor space, there's the exciting potential to create your own outdoor paradise. Picture installing a sparkling pool, where you can lounge on sunny days and host memorable gatherings with loved ones with the Swan River as your backdrop. Renovating this home isn't just about updating its look-it's about upgrading your lifestyle. Imagine waking up to stunning views of the river every morning, or unwinding in a lush garden retreat after a long day. With a little imagination you can turn this house into the home of your dreams. Whatever your preference, this is your chance to create something truly special, tailored to your tastes and lifestyle. Whether you're into entertaining or just kicking back and enjoying the serenity, there's plenty of room to make it yours. Plus, with Peppermint Grove's laid-back vibe and easy access to Perth, Cottesloe Beach and Perth Premium Private Schools, you've got the best of both worlds. Ready to turn your dream home into reality? Don't miss your chance to own this slice of paradise and transform this exceptional site into the luxury residence of your dreams. Call Jody Fewster today for more details and to register your interest 0414 688 988\* Floor plan available on request \* Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.