

63 Glengariff Drive, Floreat, WA 6014



House For Sale

Wednesday, 15 May 2024

63 Glengariff Drive, Floreat, WA 6014

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 817 m2

Type: House



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Offers from \$3M

MEDITERRANEAN-INSPIRED ELEGANCE Immaculately maintained and presented, this Mediterranean-inspired family home offers light-filled interiors, an ideal floorplan with separate zones for parents and children and elegant outdoor entertaining areas enveloped in lush and tranquil gardens. Designed by award winning architect, Ross McAndrew, and constructed by exclusive builders, Minchin and Sims, this exceptional property boasts an enviable location "west of the Forum" and offers timeless, contemporary comfort at every turn. Upon arrival, you are greeted by a stylish and secure portico entrance, leading to a peaceful front courtyard protected by a retractable awning and framed by wisteria, jasmine and Virginia creeper. Inside, a light-filled entry foyer hints at the generous proportions throughout. To the left, double doors reveal a large carpeted lounge room/library with an impressive wall of built in bookshelves, north facing windows and French doors leading to a charming front balcony overlooking the garden. Double doors from here reveal a large, comfortable home office, sitting room or potential guest bedroom. To the right of the foyer, a further set of double doors lead to a spacious open plan family, dining and kitchen area where most of your casual time will be spent. This large, north facing space features bleached jarrah flooring, a gas log fireplace for cosy winters, plus access to the home's two outdoor entertaining spaces. The tranquil front courtyard is the perfect spot to soak up some winter sun, while the protected rear terrace is a favourite position to enjoy cool sea breezes on balmy summer evenings. Overlooking established gardens, including pleached olives, herb garden and a stunning Chinese Elm tree, this large area (equipped with outdoor louvres) is ideal for year-round entertaining and flows directly from the living space, offering an effortless transition from indoors to out. The kitchen itself features sparkling granite benchtops, modern stainless-steel appliances, ample storage, a large island bench and a built-in buffet overlooking the dining area, perfect for glass and dinnerware storage. Staying on the upper level, the peaceful master suite is tucked away at the rear and has a lovely garden aspect from its Juliet balcony, a modern ensuite bathroom and large walk-in robe. The adjacent parents' computer nook is an added bonus. Completing the accommodation on this level, you will also discover a powder room with marble vanity and ample linen storage. Downstairs, the children's wing includes two generous bedrooms (both with built in robes, ceiling fans and direct garden access), a large family bathroom, with separate toilet and a tiled living area which would make the perfect children's playroom or teenage retreat. A climate-controlled wine cellar is an unexpected addition, while the large laundry, with under-stair storage, has enough space for the ironing board and a sewing bench to remain permanently set up! Outdoors, a vine covered pergola continues the home's classic Mediterranean style, offering a peaceful position to sit back, relax and enjoy the green, treed ambience of your surrounds. There's plenty of room here for children and pets to play or to add a swimming pool if desired. Another bonus of this stylish home is the large storage space available in the under-croft garage. Home handymen will appreciate the extra storage space for all their tools, alternatively this space is perfect for secure bike storage or a small workshop space. Finally, the coveted "west of the Forum" location, places you within 200m of picturesque Perry Lakes Reserve, with Bold Park and its nature trails nearby. Floreat Park Primary School, Floreat Forum Shopping Centre, private school bus connections and major recreational facilities are all easily accessible. With close proximity to beautiful Floreat and City beaches and a short commute to the city, this special home embodies the perfect blend of lifestyle and convenience.

KEY FEATURES:

- Designed by award winning architect, Ross McAndrew
- Exclusive home builder, Minchin & Sims
- Remote-controlled double lock-up garage with a large, powered workshop, extra storage and internal shopper's entry
- Driveway parking for an additional car, boat, trailer or caravan
- Established, Mediterranean-inspired gardens
- Secure portico entrance
- Private front courtyard with wisteria laden arbour and shade awning
- Security-alarm system and security screen doors
- Large, light-filled entrance with timber-lined cathedral ceiling and travertine flooring
- Bleached jarrah floorboards
- New carpets to lounge and study/bed 4
- High ceilings throughout
- Multiple living areas
- Elevated rear alfresco entertaining area with external shutters
- Air-conditioned wine cellar
- Under-stair storage
- Automated reticulation
- Floreat Park Primary and Shenton College catchments

LOCATION FEATURES (all distance are approximate):

- 50m walk to Roscommon Nature Reserve
- 200m walk to Perry Lakes Reserve
- 1.2km to Floreat Park Primary School
- 1.3km to Wembley Golf Course
- 1.4km to Bold Park Aquatic Centre
- 1.4km to Floreat Forum
- 2.8km to City Beach
- 4.7km to Shenton College
- 8.2km to Perth CBD