

63 Vaucluse Circuit, Belmont, WA 6104

Sold House

Thursday, 22 February 2024

63 Vaucluse Circuit, Belmont, WA 6104

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 434 m2

Type: House



Scott Fletcher
0864015800

\$1,375,000

If you've been searching for the perfect home but just cannot seem to find it, or you've been thinking of building but it's all a bit too hard, THIS dream home might just be the perfect match for you! Absolute quality-built, with high-end finishes throughout, you'll be wowed from the moment you enter. Spacious, stylish, sophisticated, liveable and utterly loveable, this 5-bedroom 2 bathroom home has all the rooms, space, design, functionality and luxuries you'll ever need for you and your family. Offering multiple living spaces, large bedrooms, a sublime kitchen, beautiful ensuite, and stunning pool and alfresco entertaining space, this really does feel like a forever home with no expense spared on upgrades throughout. The kitchen transformation will surely impress the most fastidious buyers, with lavish Swiss-made, V-Zug appliances, complimented by a luxurious granite benchtop with a waterfall edge. Open-plan living and dining flows from the kitchen showcasing stunning Blackbutt hard-wood timber floors and a floating staircase that teases you to the upper level. Inside living leads to a private outdoor oasis at the rear featuring a beautiful timber-lined alfresco entertaining area besides an uber cool custom-designed pool with waterfall feature. Just imagine those hot lazy days, poolside. Simply magnificent. The ground-floor master bedroom feels special. It looks out to the pool and has a beautifully renovated ensuite with a custom-crafted floating double vanity, sleek tap-ware and double shower heads. The walk-in-robe is also beautifully fitted out with built-in drawers and shelving. Excellent sized second and third bedrooms with built-in-robos are also found on the ground floor, and both share a family-sized bathroom. A front lounge or theatre room with double doors provides that essential secondary living retreat downstairs. Upstairs, underneath the architecturally striking raked ceilings you'll find the fourth and fifth bedrooms, one of which would make an ideal home office. And an adjoining and interconnecting third living space makes this an ideal children's activity, TV or games room. Whether you're hanging out with the family in the main living, relaxing watching TV in the theatre, lying in your master bedroom looking out to the pool, or working at home upstairs whilst the kids play in the activity room, you'll have the comfort of brand-new reverse cycle air-conditioning all year round. A great thing about this home is the design is flexible and lends itself to buyers who want quality and quantity of accommodation. For a large family, both levels can be completely lived-in, whilst a downsizer may choose to simply use the second level on a "as and when required" basis for when family comes to visit. Either way, there's plenty of home on an easy care block in an exceptional location. Belgravia is a reputable residential estate found in the top-end of Belmont, home to modern, quality homes, green spaces, ponds, fountains and parks. Certainly, a great place to live for the whole family, and super convenient. The location is quiet and convenient for commuters to Perth CBD, Burswood casino for entertainment, the Swan river for walks or boating, Ascot racecourse for weekend fun, the airport for FIFO workers and of course, Belmont Forum for all of your shopping requirements. Other notable features include:

- Joyce Construction built in 2008.
- TOTAL BUILD AREA = 338.96sqm
- Ground floor living 196sqm, upstairs loft-living 78.9sqm = Total Internal Living 274.9sqm
- Garage 39.12sqm, Portico 2.2sqm and Alfresco 22.79sqm
- Solar system to reduce those energy bills
- Mitsubishi ducted reverse cycle air-conditioning system throughout (upgraded system 5 months ago)
- Huge laundry with plenty of cupboard space and
- Ample storage space with additional upstairs walk-in-linen
- Small study nook next to living space
- Double garage with soft floor matt
- Wide, tiled double entry with modern double doors
- Down-lights throughout and quality window treatments
- High ceilings throughout, large spaces and architectural feel
- Bathroom ensuite renovated by Smartstyle bathrooms 3.5 years ago.
- Solid wood shaving cabinets and vanity. Messmate wood from Victoria
- Quality timber lined alfresco and eaves plus exposed aggregate and fenced off pool
- 32,000 litre pool with enviroswim natural water filtration system
- Gas water heater and electric heat pump plus auto water leveller
- Spa jets and waterfall feature
- Closed off, manageable front yard, ideal if you have pets or a space for children to play on the lawn
- Kitchen renovation by Joyce kitchens 2 years ago
- Pure granite lichen benchtop and classy pantry and storage solutions for kitchenware
- High-end V Zug kitchen appliances: Dishwasher, hotplate and combi steam oven (multi use, from sterilising to steam baking and roasting with a temperature gauge included). Has recipes built-in and settings for an amazing cooking experience.

To be sold via End Date Sale on or before 12pm, Wednesday 13th March 2024, with absolutely ALL offers presented. The Seller reserves the right to sell prior to the advertised End date. Please view on the advertised Open-Home scheduled times and dates or simply enquire by contacting Exclusive Listing Agent Scott Fletcher on 0412 181 122 at any time.