

7 Ash Grove, Duncraig, WA 6023

House For Sale

Saturday, 28 October 2023

7 Ash Grove, Duncraig, WA 6023

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Type: House



Giovanni Notte

OFFERS FROM \$3.2 MILLION

Located in a tranquil, leafy street within the exclusive, tightly held Carine Glades Estate, a graceful, elegant, restrained European influenced family residence, echoing traditional French country manor houses and distinguished by its regal gatehouse, hip roof, thick walls, beautiful sandstone render, ivory quoins or cornerstones, tall, recessed casement windows with white window frames, Juliet balconies, ornamented entrance and complemented by spectacular, formal landscaped gardens showcasing layers of perfectly manicured hedging, stunning topiary, pristine lawn and swathes of olive trees. A palatial work of art, this prestigious home is a masterful statement of effortless style, understated elegance and unparalleled modern luxury with grand proportions, abundant natural light and exceptional space. Impressive in scale and outstanding design, uncompromising attention to detail is complemented by enduring, considered finishes setting an exceptional standard in refinement, sophistication and luxury with gleaming reclaimed jarrah floorboards from the old Boan's department store, elaborate door frames, decorative wall panel moldings, ornate cornices, travertine and granite, and intricate wrought ironwork to windows and balustrading. Equally magnificent inside, exquisite interiors feature grandly proportioned, beautifully balanced rooms at every turn; a sublime harmony of graceful formal, casual and entertaining areas spilling effortlessly to stunning poolside and outdoor terraces, perfectly balancing luxurious family living and entertaining on a grand scale. Formal and informal spaces invite both complete relaxation and absolute sophistication in equal measure. Impressively spacious rooms flow from the formal entrance hall topped by the magnificent chandelier suspended above the magnificent sweeping jarrah staircase - an elegant lounge anchored by a beautiful marble fireplace and formal dining room, a distinguished home office/guest suite with stylish dual access bathroom, an elegant yet comfortable family living room, magnificently appointed entertainer's kitchen with a suite of European appliances and vast walk-in pantry, and adjacent dining room. To the rear - magnificent columned covered walkways, spectacular landscaped gardens and a majestic range of living and entertaining spaces for every occasion - a pristine pool with beautiful mosaic feature wall surrounded by extensive limestone paving and manicured olive tree hedging, an alfresco BBQ kitchen and dining/lounging terrace, perfect for entertaining and keeping an eye on the kids in the pool; and a vast studio, apartment, teenage retreat or gym with expansive open plan multifunction room, en-suite and private terraces. Upper-level accommodation is abundant and sumptuous - a sublime master suite of rooms comprising of a heavenly master bedroom with sitting area and balcony overlooking beautiful rear gardens, luxury marble en-suite and vast walk-in his and hers dressing room, three oversized king bedrooms with large walk-in robes, huge marble bathroom, powder room, open plan sitting area with balcony access and generous walk-in storeroom. The lower ground floor offers an elevated proposition for entertaining for adults and kids alike with a glorious 3 level Hollywood style theatre offering a true cinematic experience, an enormous games/pool/party room with magnificent timber and granite bar and commercial style kitchen, wine cellar, full bathroom and walk in storeroom. 7 Ash Grove. Privileged, private and exclusive. An architectural masterpiece of distinction and substance, exquisitely crafted, exceptionally detailed and completed with consummate skill. A spectacular family home, tailored to perfection and perfectly in harmony with the demands of modern life. Features: • Magnificent French country manor home • Secure gatehouse • Spectacular landscaped, topiary gardens • Thick walls to keep home cool in summer and warm in winter • Ornate doorframes, decorative wall moldings, beautiful cornices, ceiling roses, archways, high ceilings • Decorative wrought ironwork on all windows • Beautiful jarrah floors reclaimed from Boans department store • Magnificent formal entrance hall with statement chandelier, sweeping jarrah staircase • Formal lounge with travertine fireplace, archway into formal dining room, chandelier • Home office • Magnificently appointed kitchen with white French country style cabinetry, black granite counters and splashbacks, long island with Miele gas cooktop and suspended rangehood, casual seating, SMEG 900mm underbench oven, 2 Miele ovens and warming drawer, concealed appliance corner, dishwasher, integrated TV, huge walk-in pantry, workstation • Double doors into family sitting/TV room, doors open to balcony and gardens • Wrought iron gates to alfresco, built in BBQ kitchen with white cabinetry, granite counter, tiled splashbacks, sink, Signature BBQ, fridge recess • Pristine mosaic lined pool, mosaic feature wall, limestone sunbathing terrace, olive tree hedging • Large studio/apartment currently used as a gym with large open plan living/sleeping with full bathroom, private terrace, alfresco access • Vast master bedroom with sitting area, balcony, opulent hotel style marble en-suite with oval spa bath, double shower, double vanity, separate WC, huge his and hers dressing room • Large travertine bathroom with stained glass windows, double vanity, shower, deep bath with handheld shower • Lower ground floor with wine cellar, large entertaining room with bespoke cabinetry and bar, double doors and stone steps to pool deck • Hollywood style cinema with 3 levels of seating Outgoings (Approx) City of

Joondalup: \$4,300 p/a Water Corporation: \$2,460.46 p/a