

7 Katrine Street, Floreat, WA 6014



House For Sale

Wednesday, 24 April 2024

7 Katrine Street, Floreat, WA 6014

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 931 m2

Type: House



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SNEAK PREVIEW

The essence of its striking street appeal is captured in its low-profile, contemporary build style. A familiar style for its era, the sleek, flat-roofed front elevation and private grounds are the perfect introduction to what is a superb family residence. Step through the doors of this thoughtfully updated four-bedroom, two-bathroom home and feel the welcoming embrace under the high, timber-lined ceilings and soft, natural light. Welcome to a space that is as polished as it is functional. Welcome to 7 Katrine Street in Floreat. The heart of the home is undoubtedly the kitchen and dining area, redesigned to blend practicality with style. Stone countertops with waterfall ends and executive fittings make it not just a place to cook, but a place to gather, create, and share. From lazy Sunday morning pancakes to hosting lavish dinners, it is a highly scalable workspace designed to withstand the demands of hectic family living. Moving from here into the lounge room, the large window frames the outdoor gardens perfectly. Step down to the large sunken living room, a beautiful light-filled room with polished timber floors and full-height windows and a door that opens onto the alfresco area. The large outside entertaining area is more than just a feature; it's a year-round retreat. With remote control blinds, it overlooks the swimming pool and is surrounded by private, landscaped gardens. A modern, pitched ceiling, honed aggregate flooring, and its natural elevation make this the perfect sanctuary to enjoy while watching over the children. A mini basketball court extends to the rear, while to the side, there is a large drying courtyard. With four bedrooms, this home understands the need for personal space. Each room offers its own little escape, with the master bedroom featuring clever highlight windows and a revamped ensuite. Here, crisp white walls and a skylight shed fantastic natural light into the bathroom and expansive fully fitted walk-in robe. Three further good-sized bedrooms with built-in robes are serviced by a well-appointed family bathroom. The flow and proportion of this residence deliver a fantastic blend of space and versatile living. Centered around the expansive hub of the home, the kitchen and dining areas really offer a superb gathering space for all to enjoy while giving its residents the space needed in today's fast-paced world. At a glance; -Four-bedrooms, two-bathrooms, and a double carport -Green titled, north facing landholding of 931m² -Original build was circa 1950's with a more recent full renovation -Custom built kitchen with central island, stone tops, and gas cooktop. It has large workspaces and ample storage options -Large format tiles underfoot -Stunning timber lined ceilings throughout -Feature lighting, ceiling fans and vertical blind window treatments -Gas instantaneous hot water -Reverse cycle split system air conditioning -Spacious laundry room with access to the rear courtyard and double carport -Double garage with remote controlled door -Aggregate driveway -Large storage space off the laundry area -Gated and fenced for security -Private and secure landscaped gardens -Extra workshop or storage space to the rear -Positioned only steps away to Wembley's Golf Course and in a highly sought after pocket of Floreat, the home is close to parks, schools, Floreat Forum Shopping Centre, and moments to the white sand beaches along our world class coastline. 7 Katrine Street isn't just a space to live, it's a place to live well. It's your foothold in a prestigious Western Suburbs setting where families grow, where friends gather, and where the rhythm of daily life is a joy. For more information or to arrange your private inspection contact Vivien Yap on 0433 258 818 Rates & Local Information: Water Rates: \$1,796.40 (2022/23) Town of Cambridge Council Rates: \$3,278.45 (2023/24) Zoning: R12.5 Primary School Catchment: Churchlands Primary School Secondary School Catchments: Churchlands Senior High School DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities 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.