

# 71 Gloster Street, Subiaco, WA 6008

## House For Sale

Thursday, 16 November 2023



71 Gloster Street, Subiaco, WA 6008

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 521 m2**

**Type: House**



John Hunter

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## UNLESS SOLD PRIOR OFFERS BY 5PM MON 4TH DEC

CHAMPAGNE HOME OPEN THURSDAY 16TH NOV 5:30 - 6:00PM OFFERS TO BE PRESENTED ON OR BEFORE 5PM MONDAY 4TH DECEMBER 2023. The Seller reserves the right to sell prior. Residing in the heart of immensely popular, leafy Gloster St, a spectacular new, modern residence of substance and distinction; a masterful synergy of powerful contemporary spaces, uncompromising craftsmanship, architectural vision, and a simply magnificent exemplar of luxury low maintenance living without compromise. A masterpiece of restrained architecture with grand proportions, exceptional space and abundant natural light, 71 Gloster St is distinguished by its bold exterior of industrial black framed glass and lime washed feature brick. Interiors are crafted from a minimalist palette of raw materials and textures with beautifully considered, consistent luxury finishes highlighting openness, function and organic architectural form. Flawlessly planned and brilliantly family focused, this extraordinary home is incredibly easy to live in with its warm, welcoming, laid-back vibe. A sublime harmony of perfectly zoned and integrated areas bring family together for relaxing and entertaining, yet provide distinct spaces for work, sleep and solitude. Anchored by beautiful limed washed French Oak underfoot, vast floor to ceiling glass, breathtaking cathedral ceilings and lime wash brick feature walls; magnificent open plan living spaces are gloriously expansive yet clearly defined by function, perfectly balancing both relaxed family living and entertaining on a grand scale. Gather round the inviting fireplace and comfy sofas to watch TV or chat, and there's plenty of space to dine with family and friends. A sleek, superbly appointed galley kitchen accompanies open plan living and dining; a sublime harmony of pale timber veneer and dark cabinetry, topped by beautiful Qstone Marmo Fiorentino counters. A suite of Miele appliances including two ovens, induction cooktop, integrated dishwasher, fridge and freezer plus a butler's pantry, makes entertaining easy for the home chef. Vast stacking doors open to private front gardens, seamlessly connecting indoors to outdoors and creating a fabulously large space for hosting parties. Along the hallway towards the rear of the home, a separate wing for children and/or guests with 3 lovely, large, sunny bedrooms, all with a banquet of build in wardrobes, a fabulous TV/games/rumpus room with sliding doors to a private deck and a gorgeously stylish family bathroom. The upper floor is exclusively adult and hosts a heavenly suite of separate, yet integrated spaces. At the top of the stairs, a mezzanine sitting room/library/office and beyond the double doors, an exquisite, tranquil retreat with soaring raked ceilings and gorgeous sunlight spiraling in via automated roof windows; behind the designer wallpapered bedhead, a magnificent, fully customised dressing room, and sumptuous open en-suite bathed in natural light. 71 Gloster St. A flawless, outstanding residence of distinction and luxury, tailored to perfection, completed to a fastidious standard, and a simply spectacular family home perfectly in harmony with the demands of modern life. A superbly convenient spot close to absolutely everything. Walk to The Unicorn Bar, Little Pantry, Clean Food Store, Post Office/pharmacy and Mistelle. Walk 5 mins south to Shenton Village, the Good Grocer and Papa Bello's and 10mins east to Boucla, Jean Claude and Piccolo Trattoria at the southern end of Rokeby Road. Close to Darglish Station, Jualbup Lake, Wholefood Circus, Little Things Gin, Kings Park, hospital precincts and CBD. Features: Spectacular new modern residence Built and designed by Denco Renovations Floor to ceiling glass, towering cathedral ceilings Handcrafted lime washed French Oak across ground floor Lime washed feature bricks Fluted glass doors Rosehill 100% wool carpet to primary bedroom Qstone 20mm Marmo Fiorentino counters to kitchen/laundry 12mm sintered stone tops to vanities Open plan living with recessed gas fireplace Dining to seat 10 plus Luxury kitchen with suite of top end Miele appliances Butler's pantry 3 large bedrooms with floor to ceiling built in robes Luxury full height tiled bathroom with walk in shower, rainfall and handheld shower, floating vanity, wc Powder room TV/games/rumpus room, sliding doors to private deck Wine room with lockable glass doors Abundant storage throughout Large laundry with space for undercounter washer and dryer, floor to ceiling storage Drying courtyard Double garage Landscaped reticulated gardens Upper Floor Mezzanine sitting area/library/office Primary bedroom with cathedral ceilings, automated roof windows, designer wallpapered bedhead Customised dressing room Luxury en-suite with freestanding bath, double vanity, separate walk-in shower, separate wc