

**72 Heath Road, Kalamunda, WA 6076**

THE AGENCY

**Sold House**

Tuesday, 30 April 2024

72 Heath Road, Kalamunda, WA 6076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1549 m2**

**Type: House**



Susanne Broido

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**\$1,795,000**

Situated in a prime and private Kalamunda location, only 30 minutes from Perth CBD and 15 minutes from airports, this architecturally designed masterpiece seamlessly blends modern elegance with contemporary design, offering abundant natural light and exceptional space. Built in 2016 and encompassing 378 sqm under the roof, this four-bedroom, two-bathroom residence features a superbly functional floor plan with multiple living zones and a north-facing aspect. This residence has been finished to the highest of standards and is the epitome of luxurious, low-maintenance living, boasting curved walls, expansive glass, high shadow lines ceilings, spotted gum flooring, and LED lighting throughout, among other features. From the moment you step inside, the grandeur of 34 course high ceilings and an expansive open-plan design greets you, setting the stage for an unparalleled living experience. Wander through to the open-plan family and dining room, where you will discover culinary perfection in the extraordinary kitchen. Boasting an efficient design for effortless hosting, it features Essastone benchtops, a walk-in pantry, soft-closing cupboards and drawers, a water point for the fridge recess, and top-of-the-line appliances including a 90 cm built-in gas cooktop, electric oven, dishwasher, silent rangehood and a wine fridge. Large glass sliding stacking doors, ensure a seamless flow from the kitchen, dining and living areas to the outdoor alfresco, opening up the whole space for an experience beyond compare. Dive into luxury with a below ground sparkling pool, creating the perfect oasis for relaxation and entertainment. The blissful master suite offers a heavenly private retreat with floor-to-ceiling glass overlooking the resort-style pool and gardens. It features a sumptuous walk-in robe and a huge ensuite. The children's wing is ideally located at the front of the home, featuring three generously sized bedrooms with built-in robes, a deluxe bathroom, and a powder room. One of the bedrooms is notably larger, offering an ideal space for guests or serving as a spacious teenage retreat, and includes direct access to a charming courtyard. This thoughtfully designed courtyard is also accessible from an additional bedroom, as well as the expansive theatre room/lounge room, creating a smooth and cohesive flow between indoor and outdoor living spaces. Storage is abundant, with a large laundry room equipped with extensive cabinetry, an additional storage room, and a double garage that offers ample space for a workshop. The property also includes an extra 400 sqm of land at the back offering potential for a shed, granny flat, or sports court.

**Key Features:**

- Architecturally designed 4 bedroom, 2 bathroom residence
- Expansive open-plan kitchen, dining, family, and living area
- Gourmet kitchen with walk-in pantry, Essastone benchtops, 4 metre island bench, breakfast bar, and soft-closing cabinets
- Top-of-the-line appliances including Fisher & Paykel dishwasher, ILVE 90 cm built-in gas cooktop (with teppanyaki plate), electric oven, silent rangehood and Vintec wine fridge
- Luxurious master suite with floor-to-ceiling glass overlooking the resort-style pool and gardens, walk-in robe, and a huge ensuite with floor-to-ceiling tiles.
- Children's wing with 3 large bedrooms, built-in wardrobes, a shared bathroom with floor-to-ceiling tiles, a powder room, plus a charming courtyard
- Theatre/cinema room, usable as an extra living space, with direct access to the courtyard
- Bespoke built-in TV cabinet and wine rack
- Inbuilt Gas Fireplace
- Large laundry with extensive cabinetry and an additional storage room
- Abundance of storage throughout
- Large glass sliding stacking doors seamlessly integrating indoor and outdoor spaces
- Extensive alfresco with LED lighting and Freo Stone Granite paving
- Below ground saltwater pool with glass fencing
- Il Tradizionale Pizza Oven
- High ceilings - 32-36 courses – shadow lines throughout (cornices in bedrooms)
- Timber pivot front door
- Extra high timber doors throughout
- Stunning solid spotted gum timber floors and quality wool carpets
- Plantation shutters to windows in bedrooms and bathrooms
- Extensive LED lighting throughout
- Audiovisual intercom to entry
- Security alarm system
- Smart wiring
- Premium Daikin ducted reverse cycle air conditioning system throughout (includes oversized fresh air intake, touchscreen control panel)
- Instant gas hot water system
- Low maintenance gardens with an extra 400 sqm of land at the back offering potential for a shed, granny flat, or sports court
- Oversized double garage with automatic door with workshop & shopper's access
- Built in 2016 on a 1,549 sqm block
- Prime location in Kalamunda, within walking distance to shops, public transport, and amenities
- Close to great schools, 30 minutes to Perth CBD, and 15 minutes to the airport

Rates Water Rates: \$1,800 pa (approx.) Council Rates: \$2,700 pa (approx.) This is a standout property in a brilliant position. A home in which you can entertain, relax, indulge, and simply enjoy all that it has to offer. Sometimes, only the best will do – and this flawless abode is no exception. Don't miss the opportunity to own this rare gem in Kalamunda. This home, where quality and sophistication are evident in every detail, must be seen to be fully appreciated. For more information and to schedule a viewing, please call Susanne Broido - 0499 770 237

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reliance on it and should make their own independent enquiries.