

**75 Melville Beach Road, Applecross, WA 6153**



**Sold House**

Sunday, 13 August 2023

75 Melville Beach Road, Applecross, WA 6153

**Bedrooms: 6**

**Bathrooms: 6**

**Parkings: 4**

**Area: 1225 m2**

**Type: House**



Thomas Jefferson Wedge  
0865585888

## Contact agent

Contact Thomas Jefferson Wedge 0416 657 300 for details. Benvenuto to a Villa in Firenze, transplanted to the riverside elegance that is 75 Melville Beach Road. The "Quattro Venti" are the four winds that refresh you on a summer day, that propel sailboats opposite along the river, that announce changes in the seasons, and that encourage wrapping yourself in a large leather lounge chair before a roaring fire. At the entrance your eyes will be drawn to the sculpture of the Quattro Venti, created by well-sculptor Greg James out of his Fremantle Studio. One of Western Australia's finest sculptors, he is renowned for his iconic public artwork, including The Fishermen, Bon Scott and Pietro Porcelli in Fremantle. Also on site is another of his works of art perfectly placed looking out toward the river over the pool. Envelop yourself in the charm of architect Summerhayes, Wray and Associates' re-creation of all that is distinctive about an estate to be found in the hills outside of Florence. Random pattern diamond-cut limestone-block facade with rustication at street level is reminiscent of the quality only available with Italianate design and craftsmanship, and offers a formidable barrier on the streetside. The sheer strength of character is emphasised by the dual-story straight lines with upright rendered columns; find a folly of fenestration by Fremantle sculptor Greg James atop the welcoming Front Door. Privacy, security, grace, and strength of character all combine to offer a unique combination of spacious living areas, private family quarters, for gathering or individuality, melding elegance and simplicity. Standout features include natural brush-box wooden flooring, jarrah wall paneling, elongated Travertine fireplace surround slabs, granite bench tops, soaring ceilings and light-filled rooms, with views of the river from all rooms. The use of only natural products emphasises the quality and durability of surfaces. As in Italy, this is a home made to endure. In typical Florentine style, the majority of rooms give on to the Inner Courtyard, gardens, half-tennis court (Pickleball anyone?), and secluded swimming pool. Entertaining is a must, and each generation will find its own specific area of suitability: athletic activities abound from the sauna and gym, pool, via circular stairway to the wine cellar, to the jarrah-paneled family room and bar, or seek an escape in the wood-paneled study with gas fireplace for cosy comfort. Entertain in the enormous formal lounge while watching poolside activities and riverside wanderers. Windows run floor to ceiling, the rustle of opulent moiree taffeta drapes sweeps along for privacy, and silk wallpaper muffles noise to a dull din while listening to the surround sound. The kitchen gives on to two other adjoining areas on two levels to encourage familial dining and social activities. Security is guaranteed with the high wall surrounds, tall hedges, wrought-iron gridded gated front doors, secured poolside entrances, internal security system. A private apartment on the upper level offers secluded accommodation, surrounded by a labyrinth of numerous bedrooms with ensuites. The Master Bedroom suite provides privacy, enjoyment, relaxation, and views. This palatial home offers space (1227m<sup>2</sup> block), elegant grounds and gardens, formal and informal living areas, poolside enjoyment, security, seclusion, indoor and outdoor entertainment areas for all ages, and an emphasis on quality build and materials. APPROXIMATE AREAS: LAND: 1227m<sup>2</sup> Zoning: R12.5 TOTAL LIVING AREA: ~670m<sup>2</sup> (approx) Council Rates: \$6,505.74 p/a (approx.) Water Rates: \$2,477.52 p/a (approx.) APPROXIMATE DISTANCES FROM VILLA QUATTRO VENTI: 2m - Swan River riverside beach 600m - Gelare Applecross 1.5km - Applecross Senior High School 1.6km - Woolworths Mount Pleasant 1.9km - Applecross Jetty 2.6km - Heathcote Reserve 3.1km - Westfield Booragoon (Garden City) 3.2km - South of Perth Yacht Club 6.5km - Point Walter Golf Course 9.7km - Leighton Beach 10.0km - Fremantle 10.7km - Perth CBD All efforts have been made to ensure accuracy regarding the property at the time of advertising. It is incumbent upon the buyer to ensure they have done their own due diligence in regards to the accuracy of the claims made regarding the property prior to making an offer. Please contact the agent as soon as possible if you have specific questions regarding the advertising. Call Thomas Jefferson Wedge 0416 657 300 for more information