

79 Circe Circle, Dalkeith, WA 6009



House For Sale

Saturday, 16 December 2023

79 Circe Circle, Dalkeith, WA 6009

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 1290 m2

Type: House



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EXCLUSIVE SNEAK PREVIEW

While the scale and presentation of 79 Circe Circle South is impressive, its position and indeed potential is formidable. Its character-laden interior, blessed with superb period detailing from floor to ceiling celebrates a long history of cherished moments. The flexible six-bedroom, three-bathroom configuration over two separate dwellings allow for a number of living arrangements and creates a floorplan with fantastic versatility. The main part of the home enjoys classic period attributes including high ceilings, extra wide hallways and a rare sense of warmth not found in modern builds. Its polished timber flooring, sensational ceiling detail and decorative cornices seem to add the finishing touches to what is a perfectly packaged home of a bygone era. Introduced by a polished timber hallway, the home features both a formal sitting room and dining room opening to a private terrace, a study or possible fourth bedroom and the main bedroom at the front. Passing through the extra wide hallway into the main kitchen and living area is where the home comes into its own. Raked ceilings with north facing highlight windows cast glorious natural light across the entire space. A central timber clad kitchen is wrapped in full size windows connecting both inside and out. The timber finish cabinetry, timber and stone benchtops and great workspace set the scene for endless culinary adventures and hours upon hours of friendly family banter. A freestanding Bosch six burner gas cooker, wide double sinks, cleverly fitted slide out pantry storage and fantastic amounts of built in cabinetry complete a highly functional kitchen area. What separates this property however is the fully self-contained guest house at the rear. Set up as a standalone two-bedroom, one bathroom residence, this delightful space offers untold options. It can be used as fully serviced guest accommodation, short or long-term family living or even as a dedicated art studio, home office or retreat. With a true 'down south' vibe, the faded red rammed earth construction technique, terracotta tile and stunning raked timber ceilings offer a large, open, and welcoming feel. A full modern bathroom, split system AC and mezzanine area means that this is a highly functional and versatile space. The complete kitchen is finished with dark stone counters, two burner gas cooktop, large double sinks, and a commercial grade extraction fan. As you would imagine of a landholding of this scale, its grounds are full of untapped potential. Dominated by a central family sized pool and shaded by beautiful mature trees, there are two outdoor entertaining areas, two sheds and highly useable space on both sides of the home. It also happens to be situated in one of Dalkeith's finest residential areas. Adjacent to the much-loved Dalkeith Primary School, this impressive solid brick family residence comes with a range of options. An already highly functional family home, it brings with it choices to upgrade, extend, or reconfigure depending on requirements. Whatever the trajectory, the future is bright for such a prized asset on an exceptionally sought after street. Close to Waratah Village with the popular shops, restaurants, and cafes, nearby parklands and transport for easy private schools or CBD access, this residence enjoys all the family lifestyle benefits the location is renowned for. At a glance;

- Main home is a four-bedroom, two-bathroom residence with both formal and informal living and dining areas
- A two-bedroom, one-bathroom standalone guest house at the rear
- Master bedroom with two fully fitted robes and a well-appointed dual entry ensuite bathroom
- Zoned second and third bedrooms are serviced by a family bathroom and the laundry area
- Extensive light timber cabinetry and built-in storage options throughout
- Immaculate polished timber floorboards
- Large Sierra pot belly heater in the main living space
- Ornate ceilings and character details throughout with a central skylight in the hallway
- Evaporative air conditioning to most areas
- Formal lounge with a fireplace at the front of the home and a formal dining room that opens to a private courtyard
- Two gas instantaneous and storage hot water systems for main and guest houses
- Fronius Solar power system installed
- Combination of spots, down and chandelier lighting with dimmers to the main area
- Security doors to the front, side, and rear
- Double car port
- Reticulation to the front and rear gardens

To discuss this exciting opportunity further or to arrange your private inspection, contact Vivien Yap on 0433 258 818. **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.