

# 8 Crawley Avenue, Crawley, WA 6009



## House For Sale

Friday, 17 May 2024

8 Crawley Avenue, Crawley, WA 6009

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 577 m2**

**Type: House**



Olivia Porteous

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**\$2.98M**

A unique offering within Crawley's tranquil and sought-after Kings Park precinct - between pristine bushland and our picturesque Swan River, this rare find of an enchanting 4 bedroom 3 bathroom two-storey residence is very private, very secure and is positioned to the rear and away from all of life's daily stresses. This gated retreat has been completely re-built and renovated with a timeless Mediterranean flair, complemented by generously-proportioned rooms and an abundance of light, space and air. The high perimeter walls and remote-controlled double security gates, combined with the mature tropical garden, screens off the outside world - creating a lush green oasis of serenity and splendour. There is secure driveway parking too, preceding a double lock-up garage with an additional side workshop/storage area that is perfect for a bike or even a smaller third vehicle. A side gate next to here reveals a huge backyard with paving, low-maintenance artificial turf, a large built-in pizza oven-come-barbecue and a pergola area for sitting and outdoor entertaining, where only the sounds of the chirping local birdlife can be heard. There is also an enclosed cat run with a gate for pet-lovers that can easily be removed if need be. Internally, the floor plan is fantastic with the ground floor headlined by a massive king-sized third - or "guest" - bedroom suite with carpet, a feature dome ceiling rose, ample built-in-wardrobe/storage space, a stone kitchenette with a sink and under-bench storage and a fully-tiled semi-ensuite third bathroom, complete with a shower, toilet and sleek marble vanity. Boasting Airbnb potential (due to the back gate for easy access), this bedroom also extends out to the yard via sliding-stacker and security doors. Also on the ground floor is a carpeted queen-sized fourth bedroom that doubles as a home office with decent storage and a lovely vista out to the back garden. There is also a functional laundry with under-stair storage, extra cupboard space and an enclosed drying room - with its own large clothesline and access out to the secure driveway. Upstairs, full-height doorways and feature arched staircase windows are just some of the gorgeous character features that will capture your imagination, with commodious dining and lounge rooms both adjacent to one another and comprising of their own striking chandeliers, as well as tinted windows and gleaming wooden floorboards. The latter open-plan space features eye-catching coffered ceilings, a sitting/conversation area, a pleasant leafy aspect, plenty of morning sunlight filtering in, a north-facing Juliet balcony behind double doors and access on to an external terrace, with stairs leading down to the back yard and garden. The separate kitchen features sparkling granite bench tops, glass splashbacks, fridge plumbing, double sinks, a corner pantry, a breakfast bar, a stainless-steel range hood, a gas cooktop, oven and a dish-drawer. It also overlooks the sunken family room and its arched windows, white plantation window shutters, an east-facing orientation and a brand-new cast-iron Norwegian wood-burner fireplace heater. The separate upper-level sleeping quarters features a large second bedroom with a fan, a lush green outlook to wake up to and floor-to-wall-to-ceiling built-in robes and storage cupboards. A fully-tiled main bathroom is also up here and consists of a shower, toilet, heat lamps, a marble vanity and a heated towel rack. There is ample full-height built-in hallway linen and cupboard storage too, preceding an enormous master retreat with a recessed ceiling, a fan, stylish bedside pendant light fittings, full-height built-in robes and storage and a superb fully-tiled ensuite - bubbling corner spa bath, rain/hose shower, toilet, heated towel rack, twin "his and hers" marble vanities and all. This secure, easy-care home is far more spacious and private than your typical apartment and truly does offer you the very best of both worlds. Imagine living walking-distance away from the river and having all the amenities of iconic Kings Park right on your doorstep - including Zamia Cafe, restaurants, sprawling green parks, barbecue facilities, walking and cycling paths, trees and vast open spaces. Only eight short minutes sees you commute through Kings Park and into the Perth CBD, Subiaco or Nedlands. The University of Western Australia is just down the road, as well as public transport to the city or the beach. There is so much to love about living here, behind the gates. Your escape to total seclusion has finally been found!

**Features:** 4 bedroom 3 bathroom two-storey home  
Private rear position  
Double remote front gates  
High ceilings  
Western Australian Blackbutt timber floorboards upstairs  
Keyless entry to the front gate and front door  
Two upstairs living areas - plus a dining room and separate kitchen  
Upper-level master suite, second bedroom and second bathroom  
Downstairs third/guest bedroom suite with a kitchenette and two-way bathroom access  
Ground-floor laundry, drying room and separate fourth bedroom - or potential office/study  
Spacious enclosed backyard with a pergola, pizza oven and more  
14 rooftop solar-power panels (app-controlled)  
Daikin ducted and zoned reverse-cycle air-conditioning system  
Four (4) CCTV security cameras  
Security-alarm system  
A/V intercom system  
Security doors  
Electric hot-water system  
Reticulated low-maintenance gardens  
Secure driveway parking  
Tripple garage  
Side workshop/storage area within the garage - ideal for a motorbike and extra tools  
Street-parking bays for your guests and visitors to utilise along Crawley Avenue