

# 8 Hotchin Street, Dalkeith, WA 6009



## House For Sale

Friday, 23 February 2024

8 Hotchin Street, Dalkeith, WA 6009

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1007 m2**

**Type: House**



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## OFFERS FROM LOW \$4MILS

Occupying an enviable corner block on a peaceful street, with a north-facing backyard, pool and alfresco area, this immaculate double brick and tile two-storey residence offers superior quality, spacious indoor and outdoor living, and the option of multi-generational accommodation thanks to its very versatile floor plan that includes a ground floor main bedroom suite. Freshly renovated inside and out, it is a light, bright, airy family residence, offering 4 bedrooms, 2.5 bathrooms, multiple living areas on both levels, a swimming pool, 2 studies, a gym room (easily converted to an additional bedroom), and reticulated established gardens that provide exceptional privacy and screening. From the minute you enter the oak floor hallway, it's apparent this home is awash with natural light and a timeless, cohesive black and white design palette. A standout feature is the grand staircase, a soaring ceiling and statement lighting. From here, the downstairs level revolves around the kitchen, a separate TV or casual sitting room, a separate dining room and a more formal living room, all bright and airy and beautifully finished to a premium standard. Another exceptional feature is the ground floor spacious main bedroom suite. A quiet retreat overlooking an interior courtyard and featuring dual-sided walk-in robes, a large ensuite with an oval bathtub, rain shower, separate WC, and double vanities. Truly inviting and garden-focused, the kitchen itself boasts a clear outlook across the swimming pool, alfresco, private lawn, and tropical palms. As welcoming as it is practical, timber cabinetry combines with stone benchtops, walk-in pantry, expansive island bench, and double sinks with a Zip Tap providing instant hot and chilled water. Whether you're entertaining or simply whipping up a mid-week dinner, this kitchen makes life so much easier, thanks to Miele ovens, dishwasher, and Gaggenau gas stove top with wok burner and steam option. Particularly inspiring is the clever use of space, with a casual living room perfectly suited to movie nights while cosying up in front of the gas-fired heater. Or open sliding glass doors to the garden on warm evenings and let the breeze flow through. This level also offers a separate dining room with glass doors providing outside access and an adjacent formal sitting room, the perfect retreat for quiet conversations, a social gathering, or an afternoon kip. Additionally, make the most of a hushed study with built-in cabinetry and desk, a guest powder room, family-sized laundry with massive storage, and outdoor access, perfect for busy day-to-day life. At the top of the elegantly curved staircase, a super comfortable casual lounge room will appeal to all ages; a place to relax, hang out with friends, watch movies or study. On this level, three king-size bedrooms with built-in robes (two have built-in desks) are served by a generous bathroom with a step-up bath, frameless shower, and two vanities. Trees viewed from every window creates a harmonious environment to be enjoyed for generations to come. This residence keeps surprising. Back downstairs, a newly carpeted studio behind the garage comes with split system A/C and timber blinds. It adjoins a second smaller office-style room. This versatility is wonderful. Use it as a gym, a teenager heaven, an expansive home office, or convert it into a separate but connected granny flat. Accessed via the interior terrace is another separate office and/or studio room, with split system AC and new carpet. Working from home has never been so easy! Outside, a covered, well-lit, poolside alfresco and lush gardens provide a sense of peace synonymous with this street. A double lock-up garage, broad paved driveway and rear parking for a trailer, boat or additional vehicles completes the picture. With ducted reverse cycle AC (zoned) CCTV and brand new intercom, this stylish home is move-in-ready, adaptable, and will no doubt become a haven for families seeking to live close to brilliant schools, shops, and parks. A stroll away is tranquil Masons Gardens, Dalkeith Village Shopping Centre, and Dalkeith Primary School. There is so much to love about this residence. For more information and to experience it for yourself, contact Peter Robertson on 0427 958 929. Approx Rates: Council: \$4,405.23 Water: \$2,271.02 Features Include: 4-6 bedrooms, 2.5 bathrooms, 2 storeys, 2 studies, gym room, 3 living rooms (formal/casual), separate dining room, large timber and stone kitchen with Miele, Gaggenau appliances, Zip tap, north facing swimming pool, alfresco, reticulated lawn/tropical gardens, freshly painted inside and out, new carpets throughout, oak flooring, corner block, quiet street, ground floor main bedroom with W.I.R., ensuite, separate family-sized laundry + powder room, internal terrace with pergola, soaring entry ceiling, remote-controlled double garage, extra vehicle side parking, CCTV, intercom, ducted reverse cycle AC (zoned), split system AC, ducted vacuum system, gas fireplace in casual living. Location (approx. distances): 200m?? Masons Gardens, 600m?? Dalkeith Village Shopping and Medical Centre, 700m?? Nedlands Golf Club, 900m?? Dalkeith Primary School, 1.7km?? Dalkeith Tennis Club, 1.8km?? Riverside walks/views (Point Resolution), 2.1km?? Nedlands Yacht Club (riverside walks/parks), 2.5km?? Christ Church Grammar School, 2.5km?? UWA, 8.4km?? Perth CBD