

# 82 Grovedale Road, Floreat, WA 6014

## House For Sale

Friday, 3 November 2023

82 Grovedale Road, Floreat, WA 6014

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Area:** 943 m<sup>2</sup>

**Type:** House



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## OFFERS

Stunningly situated on a massive 943sqm (approx.) corner block, this spacious 4 bedroom, 3 bathroom, two-storey family haven comfortably sits just footsteps away from a number of picturesque local parklands – including the sprawling Perry Lakes Reserve and its outstanding community exercise area next to beautiful Bold Park. Beyond double front entry doors lies a functional ground floor that plays host to a large home office with double privacy doors and a built-in study desk and storage. Down the foyer, a separate set of double doors reveals a huge theatre room where watching your favourite movie or sitcom allows you to escape from all of your daily stresses. There is a double-door storage cupboard and decent under-stair storage too, adjacent to a third – or “guest” – bathroom with a powder vanity, shower, toilet and access into an over-sized two-way laundry. Central double doors extend living into a massive open-plan family, dining and kitchen area that also leads into the laundry from the other side and has a corner computer nook-come-two-person work station. The kitchen itself is commodious in its proportions and has sleek stone bench tops, a breakfast bar, double sinks, a water-filter tap and quality stainless-steel dishwasher, range-hood, gas-cooktop and oven appliances, whilst the living zone seamlessly extends out to a delightful north-facing alfresco-entertaining area at the rear. Upstairs, an enormous third lounge room with built-in storage in two corners extends out to its own front balcony (with splendid tree-lined views) and services the sleeping quarters – home to four huge bedrooms. The second bedroom has built-in wardrobes and the third and fourth bedrooms have walk-in robes – as does a grand master suite that also features a separate toilet and a large ensuite bathroom with twin “his and hers” vanities that precede a giant double shower. There is a double-door linen press and a powder room up here too, as well as the main family bathroom and its own vanity, next to a shower and separate bathtub. From under the soaring cathedral-style alfresco ceiling you can keep an eye on the kids and pets at play, whilst there is even heaps of room for a swimming pool later down the track, without sacrificing too much backyard-lawn space. To top things off there is a separate external studio that can be whatever you want it to be – even a versatile teenager's retreat or a salon, with a stainless-steel wash trough, heaps of power points fitted and louvered windows from cross-flow ventilation. Easily accessible from this exemplary property, Floreat Forum Shopping Centre is just a short walk away. The home is also firmly entrenched within the sought-after catchment areas for both Shenton College and Floreat Park Primary School – the latter being conveniently located within strolling distance from your doorstep. A close proximity to bus stops and local cafes adds to the convenience here, with nearby attractions such as HBF Stadium, Wembley Golf Course and Bold Park Aquatic Centre not to be overlooked, either. A handy radius to magnificent restaurants, gorgeous lakes, glorious swimming beaches, the bustling city, as well as additional shopping at Westfield Innaloo will make you love and appreciate living within these walls just that little bit more. A future tailored to your personal desires awaits. Other features include, but are not limited to:

- Gated front yard/garden
- Entry porch
- Downstairs media recess/nook in the family room
- Double fridge/freezer recess
- Double-door storage pantry
- Carpeted bedrooms and study
- Recessed master-suite ceiling – with a central ceiling fan
- Wooden Bamboo floorboards downstairs
- Ducted air-conditioning
- Ceiling fans in the 2nd/3rd/4th bedrooms also
- Gas-bayonet heating
- Integrated audio ceiling speakers
- Down lights
- Three-phase-powered storage shed
- Large double lock-up garage with internal shopper's entry and external/side access to the rear
- Lush green lawns
- Established easy-care gardens
- Ample driveway parking space

Points Of Interest:

- Floreat Forum (1.1km)
- Kirwan Street Coffee Shop (350m)
- Wembley Golf Course (3.3km)
- St John of God Hospital (3.1km)
- Perth CBD (6.3km)
- City Beach (4.2km)

Schools:

- Floreat Park Primary (1.4km)
- Shenton College (2.5km)

ALL OFFERS PRESENTED 21st NOVEMBER 2023 UNLESS SOLD PRIOR

Are you ready to #ExperienceRemarkable Call Mathew St Guillaume on 0400 049 099