

9 Munns Place, Kardinya, WA 6163

eatonproperty

Sold House

Friday, 1 September 2023

9 Munns Place, Kardinya, WA 6163

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 955 m2

Type: House



Jarrad Eaton

\$1,725,000

EXCEPTIONALLY EXQUISITE
EntreSituating high on the hill in one of the area's most sought-after cul-de-sacs, this sprawling family residence proves that fashions may come and go, but enduring quality and thoughtful design is ageless. External With a classic federation elevation, this residence was designed to maximise the north aspect with city skyline views and was crafted by Capozzi Builders who built the home for themselves to a quality rather than a budget. Essence Entry into a grand foyer still sets the standard of quality throughout the rest of the home however, this is where you first glimpse the new modern take on a classic inspiration by retaining the stained glass and pendant lighting but adding black accents. Updated colours and striking wallpaper mixed with a timeless fireplace and new chevron floors in the traditional front rooms have created a relaxed space where it is definitely less formal and more elegant modern living and dining. The secluded master wing at the front takes full advantage of the north aspect and offers an amazing space complete with a dressing room and luxurious ensuite bathroom. The fresh colour palette with exquisite wall detailing, new carpet and quality sheer curtains have given this private retreat a tranquil resort feel. The three large secondary bedrooms form their own wing and each feature large built-in robes, new carpet and plantation shutters on the windows. There is a large drop zone in this wing along with the family bathroom plus a separate powder room for convenience. The heart of any home is the main living area and you will find this is one the whole family will enjoy together every day but then add the massive 90m² front verandah guaranteeing it will easily handle even your largest extended family event. Central to this area is the spacious kitchen which offers a six-burner gas hotplate, double oven, integrated dishwasher, three appliance cupboards, walk-in pantry, double fridge recess, extensive bench space and cupboard storage which includes pot drawers and overhead cabinetry. The upper level offers more informal entertainment space, a third bathroom and another large verandah making this perfect as a teen retreat but it also has a fabulous 'wellness' area – now that would be ideal for any adult. The pool area is also not to be missed and features an automatic saltwater pool with a 'beach' area making it accessible for the whole family and this fenced and secure zone has its own raised sitting area and lawn space. The extensive storage options are seemingly endless with choices from workshops, pool stores and a four car garage with loft storage to an internal cellar plus more with a walk-in pantry in the kitchen and extensive linen storage throughout the home. Environs This special pocket of Kardinya occupies the highest point in the area which not only affords the lucky residents stunning extended city skyline views but there are also no through roads, several large parks including the Fredrick Baldwin Reserve offering two playgrounds and a lovely lake with abundant birdlife. Kardinya Shopping Centre is moments away and public transport to either Fremantle or Murdoch Uni, Fiona Stanley Hospital and Murdoch Train Station and beyond is just an easy walk from home. Extras Perfect north facing outlook with city skyline views Classic home beautifully updated to reflect modern living Three separate living zones Two large north facing undercover outdoor entertaining areas Luxury master suite with dressing room & ensuite Secondary bedroom wing with full bathroom and large drop zone Games room with wellness area and full bathroom Heightened four car garage with loft storage Automatic pool with seating and lawn space inside fenced area Extensive storage throughout 955m² block in quiet cul-de-sac Eager? This has only just scratched the surface of this quality property so reach out to Jarrad via email today to arrange your inspection of this stunning family home.