

# 9 Walbeck Road, Kalamunda, WA 6076



## House For Sale

Friday, 5 April 2024

9 Walbeck Road, Kalamunda, WA 6076

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 2269 m2**

**Type: House**



Ben Ciocca

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## Inviting Offers From \$2m

-BY APPOINTMENT ONLY-Premium address City Views Two homes in one Grand Transformation of old meets new Rare user friendly 2269m<sup>2</sup> block Staggering 711m<sup>2</sup> under roof Below ground pool 4/ 5 bedroom 3 bathroom 4 garages Just over a decade ago the current owners had a grand vision to embark on a construction journey that would fulfill every need of their growing family and future multi-generational needs too. It was a journey that took full advantage of one of Kalamunda's most prized locations 'Walbeck Road' and capitalised on its statuesque and commanding position to cleverly incorporate city views into its newly built north wing. Besides the blue ribbon location and its rare user friendly block of 2269m<sup>2</sup> the owners also fell in love with the endearing charm of the 1950's Californian Bungalow styled homestead that stood gracefully and held its head up high amongst its neighbouring palatial residences for many years. The homestead now referred to as the south wing was an integral piece of the overall design in that it created not only an irreplaceable nostalgic feel but it also created a multi- generational living arrangement or 'two homes in one'. One is lost for words now when it comes to its bold street presence, it's the most magical fusion of old and new seamlessly joined to create a monumental 711m<sup>2</sup> under roof residential piece of art. The flow between architecture of the 1950's to today's contemporary and edgy styling is just flawless celebrating the new age of today whilst still preserving the depth of character of yesterday. A towering central turret marries the two architectural eras beautifully with the following floorplan:

**NORTH WING (New addition)** Huge new stunning kitchen and dining area with scullery Sprawling lounge room with built-in fireplace and recessed ceilings Pampering Master suite with fitted walk-in robe, stunning ensuite and city views Loft home office Large decked (Western side) balcony with direct city views Large decked alfresco (Eastern side) overlooking pool 4 car garage with huge walk-in storage room and internal access

**CENTRAL WING (New Turret / Entrance)** Stately front entrance with wrought iron screening and doors Towering internal Turret / Lobby area New and groovy bathroom with a retro influence and roman styled bath Separate toilet Entrance to downstairs garaging Entrance to upstairs North Wing Entrance to south wing and rear Hidden basement music studio / cellar

**SOUTH WING (Original homestead rebirthed)** Separate main entrance Open plan living area (kitchen/ dining and family room Formal lounge room or potential 5th bedroom Three double size bedrooms all with built-in robes Third bathroom with shower and bath Separate laundry and toilet

**EXTERNAL** Beautiful below ground pool Decked verandahs and bar Private courtyard off south wing Pizza oven and barbecue area Several water tanks Rustic country inspired shed and vegetable gardens Fire pit, pockets of lawn and large play area for the kids Carport and extensive parking room for several vehicles / caravan / boat

If there was ever that one home that could satisfy all your family's needs this would have to be it and for a long time to come. Arguably one of the most accommodating, unique and impressive escarpment homes on the market in years. Do not let this extraordinary opportunity pass you by. Contact Ben Ciocca on 0411 113 117 to arrange a private tour and find out more about the many features and improvements that are not listed here.