

# 91 Edgewater Drive, Edgewater, WA 6027



## House For Sale

Thursday, 30 November 2023

91 Edgewater Drive, Edgewater, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 720 m2

Type: House



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## OFFERS

Welcome to this art deco inspired contemporary family home, offering spacious living, and exquisite style throughout. Every intricate detail has been considered in this renovation, resulting in a combination of modern upgrades and timeless sophistication. With multiple living spaces, and a generous backyard, this home offers plenty of space for the whole family, as well as guests for those who love to entertain. Situated opposite Yellagonga National Park, the beauty of Edgewater lies right on your doorstep. Inside you'll find the lounge room, complete with a split system air conditioner to keep you cool while you take in the views of the sunny National Park. Follow the entryway through to the standout galley style kitchen, offering an abundance of workspace atop the Essa Stone benchtops. Entertaining will be effortless with the 5-burner stove top, stainless steel appliances, and wealth of rich cabinetry including floor to ceiling pantry cupboards. The high-quality craftsmanship is evident in this space with the stunning geometric tiled splashback. As you step up to the dining room, you are welcomed by the warmth of the natural light pouring in through the glass sliding doors that lead you out onto the back terrace. A charming spot to sit with your morning coffee while the kids play on the grass under the shade of the established trees out back. After dinner, you can enjoy quality time in the family room. An expansive space that has endless options. Fitted with a split system air conditioner, and low maintenance tiled floors, turn this into a large playroom, a lavish theatre, or a comfortable seating area to enjoy the views of the backyard. In both bathrooms you will find the elegance and exquisite detail of this home really on display. The shared bathroom features a magnificent claw foot bath, complemented by floor to ceiling porcelain tiles with a beige tone marble effect, and feature mosaic tiles that add texture and interest, while keeping in the same colour palette. The ensuite is equally as impressive, with the same floor to ceiling tiling for consistency, with the added feature of a terrazzo style bench top, modern vessel sink, and well-appointed shower recess. The luxury in the ensuite continues into the master bedroom, with a large built-in wardrobe fitted with adjustable Elfa wardrobe hardware for a fully customisable experience. The renovations of the home also extend to the laundry, where you will find a mosaic tiled splashback running the length of the wall, adding character and style to a space that is often overlooked. The seamless blend of contemporary finishes and comfort in this home really sets it apart from others. A property complete with a shed for storage, a large garage, and beautiful frontage located in the sought-after quiet suburb of Edgewater is an opportunity not to be missed.

SCHOOL CATCHMENT Edgewater Primary School (1.7km) Mater Dei College (2.1km) Belridge Secondary College (3.7km) RATES Council: \$Water: \$1121 FEATURES\* Total Built Area 236m<sup>2</sup>\* 4 bedrooms 2 bathrooms\* Views of Yellagonga Regional Park\* Stunning renovated kitchen\* Plumbed fridge recess\* Essa Stone bench tops\* Porcelain tiles\* Fisher & Paykel integrated dishwasher\* 5 burner gas stove top (Scholtes)\* 600mm dual temp oven (Scholtes)\* Convection microwave (Scholtes)\* Master suite with built in wardrobe\* Adjustable Elfa Wardrobe Hardware\* Renovated ensuite\* Large garage\* Renovated laundry\* Bosch instant gas hot water system LIFESTYLE 300m - Picnic Cove Park 700m - Ramble Park 900m - Edgewater Shops 950m - Wedgewood Park 2.4km - Woodvale Tavern 3.2km - Joondalup Square 3.5km - ECU Campus 3.8km - Edgewater Train Station 4km - Yellagonga National Park 4.9km - Lakeside Joondalup Shopping Centre 5.3km - Neil Hawkins Park 6.9km - Mullaloo Beach