

Address available on request, Kensington, WA 6151



## Sold House

Friday, 17 November 2023

Address available on request, Kensington, WA 6151

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 797 m2

Type: House



James Thompson

0421677856

**\$2,050,000**

MARKET LAUNCH SATURDAY 18TH NOVEMBER AT 10:00 AM. An enviable lifestyle awaits the fortunate buyer of this exceptional family home, thoughtfully designed and master-built to a detailed and demanding specification by renowned Webb & Brown-Neaves and the winner of the 2015 Master Builders Association housing excellence award. An inviting 20m frontage and manicured gardens greet you on arrival, setting the tone for what awaits inside. Enter through the custom leadlight front door and discover the new benchmark for space and sophistication. With over 360m<sup>2</sup> of light-filled living and entertaining space all on one level, there is plenty of room for families of all shapes and sizes to enjoy. An expansive open-plan lounge/dining area complements the magnificent designer kitchen, boasting imported Brazilian granite benchtops, European appliances, bespoke soft-close cabinetry, abundant storage and preparation space, and a breakfast bar. All of your culinary senses will be on full alert here. Adjacent to the kitchen, the laundry has been deliberately designed for maximum functionality, with abundant storage (including for kid's school bags) and has direct access from the garage. Designed and built for families, there is a clever separation between bedrooms and living zones. At the front of the home is a generous master suite with a large walk-in robe and an ensuite. The minor bedrooms are positioned at the rear, adjacent to a children's retreat (ideal for study or play), with direct access to the backyard. A dedicated office provides a private place for work or contemplation. Outside, entertainers will enjoy hosting in the capacious undercover alfresco, overlooking the sparkling below-ground pool. Established easy-care gardens enhance privacy and tranquility, and there is plenty of room for children and pets to play in a secure environment. Sub-surface reticulation with automatic fertilisation services the entire block, reducing the need for regular maintenance, and there is a large shed for convenient outdoor storage. Warm, neutral tones feature throughout and the inclusions you have come to expect in a home of this calibre, such as ducted and zoned reverse cycle air conditioning, alarm and CCTV cameras, two solar hot water systems, solar panels, an electric pool cover, a rainwater tank, and fibre to the premises NBN connectivity, have all been incorporated. There are insufficient superlatives to describe how this home makes you feel, so you'll need to come and experience it for yourself. Be quick because opportunities this good seldom last for long!

LOCATION  
HIGHLIGHTS: \*300m to Morris Mundy Reserve \*400m to the Moresby Street cafe strip \*650m to Kensington Primary School \*1.5km to the river \*2.2km to Curtin University \*7km to the CBD \*\*\*All offers presented by 4:00pm (WST) 4 December 2024 (unless sold prior).

PROPERTY PARTICULARS: Building Area | 363m<sup>2</sup> Land Area | 797m<sup>2</sup> Parking | Double lock-up garage plus off-street parking 2023/24 OUTGOINGS: City of South Perth | \$4,002.01 pa Water Corporation | \$2,079.17 pa