

# 10 Champion Street, Mira Mar, WA, 6330

## House For Sale

Wednesday, 14 August 2024

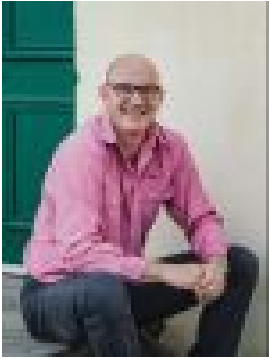
10 Champion Street, Mira Mar, WA, 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Blair Scott

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## Elegant Home Stars on Incredible Property

This stunning home is absolutely unique - elegant, stylish, luxurious, warm, comfortable, brilliant. A very high-quality modern build with the best of contemporary amenity, from high-spec kitchen to ducted air-conditioning and double glazing, but with a warmth and soul that is hard to find. This home embraces, calms, and soothes it is a beautiful place to be. Enjoy the delightful open-plan living with views to the bush and granite outcrops of Mount Clarence, and the twinkling lights of town at night. Entertain year-round on the spacious deck, or seat your friends around the island bench with a wine while you cook up a storm. If the home wasn't enough, an air-conditioned, lined, and insulated workshop at the rear of the property is one of the most luxe you will find! With gorgeous easy-care gardens and a brilliant location providing easy access to town and the beach, this property has it all and offers a one-off lifestyle.

- ☑ Built in 2006 by reputed local boutique builder
- ☑ Stunning, luxurious home with wide range of extras
- ☑ Sensational Mira Mar location with views to Mount Clarence and Mount Melville
- ☑ Traditional style with high ceilings and beautiful jarrah floorboards lending innate warmth and soul, seamlessly combining with high end modern finish to provide stylish, comfortable, modern living
- ☑ Double door entrance to entrance hall
- ☑ Open-plan kitchen, dining, and living, double glazed with outlook to bush and granite outcrops of Mount Clarence
- ☑ Kitchen features island bench/breakfast bar, granite benchtops and splashback, and quality cabinetry and appliances
- ☑ King size master with walk-in robe, semi-ensuite, town views
- ☑ Queen and double size family bedrooms, all with built-in robes
- ☑ Semi-ensuite bathroom with spa bath, shower, and vanity
- ☑ Second combined bathroom and laundry with shower, vanity, and separate second WC
- ☑ Separate large study with views
- ☑ Sliding doors from living lead to spacious deck, semi-enclosed for year-round comfort
- ☑ Double carport at rear, with undercover access to kitchen and laundry
- ☑ 10m by 7m workshop at rear, with single roller door and EV charger. Fully lined and insulated including insulated roller door, double glazed, air-conditioned. Amazing luxe workshop!
- ☑ Paved courtyard area, neat and appealing low maintenance gardens
- ☑ Entire property secured by electric security gate
- ☑ Two solar arrays on house and shed, grid feedback, solar hot water. Ducted reverse-cycle air conditioning with additional split unit in living area
- ☑ Mains sewer and gas, NBN

This incredible property is perfect for professionals and retirees, and will also appeal to families. For your private inspection or more information please contact Blair Scott on 0459 024 026.