

15 Leon Road, Dalkeith, WA, 6009



House For Sale

Wednesday, 14 August 2024

15 Leon Road, Dalkeith, WA, 6009

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Vivien Yap

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EXCLUSIVE SNEAK PREVIEW - A timeless legacy

Falling in love with 15 Leon Road is easy. This residence has been meticulously restored and fully extended. Tipping its hat to the artisan trades of the past, the home balances a keen eye for contemporary luxury with its prized mid-century character.

In the heart of Dalkeith, where heritage and pedigree breathe through its tree-lined streets, it's little wonder this suburb continues to attract the nation's most discerning buyers. Moments to the pristine waters of Freshwater Bay, the 5-bedroom, 3.5-bathroom home blends style and substance in a way that captures the heart from the first glimpse.

Greeted with immaculate leadlight windows, crisp white pillars and a gorgeous front porch, the tone is set as you approach. Inside does not disappoint. Fully refinished solid Jarrah flooring underfoot, period light fittings, restored and beautifully ornate ceiling detail and intricate cornicing is continued through much of the original part of the home. A wide double leadlight door entry foyer provides a warm welcome to the family residence. Superbly restored, the formal living room is simply stunning. A marble hearth wraps the gorgeous living flame fireplace while a large bay window floods the space in soft, ambient light. Further internal double leadlight doors lead through to the large formal dining room, a space accented by its two double French doors to an alfresco.

One of the standout features of 15 Leon Road is its superbly flexible floorplan, designed to adapt to the needs of its residents. The thoughtful separation of bedrooms ensures privacy, while multiple living areas offers the space for both communal and individual pursuits. The option of a master suite upstairs or downstairs adds incredible versatility. Catering to a range of family dynamics, its clever configuration allows for various living arrangements.

At the heart of the home, the kitchen and open-plan living spaces enjoy highly valued northern orientation. These spaces, with a clear line of sight to the landscaped gardens and pool, are bathed in natural light. The contemporary feel and upgraded appliances in the kitchen offer a highly functional 'work-zone' whilst providing ample space for catering 'at scale' if required. Outside the culinary adventures, this is a place for families to come together, to share stories and create lifelong memories.

The family room leads to a fully enclosable alfresco with stacking doors and windows which transform the space into the perfect outdoor entertaining hub. Beyond this, the large saltwater chlorinated pool and covered gazebo offer the perfect backdrop for entertaining. Imagine balmy summer days filled with children's laughter and the aroma of fresh, grilled food on the BBQ.

Upstairs, a beautiful jarrah staircase leads to a private oasis of calm. Off the main upstairs living space, the master suite is a lavish affair boasting a spacious walk-in robe and well-appointed ensuite bathroom. Stone tops, double vanity, a private WC, and a large spa bath provide the finish you would expect from such a home. The fully fitted walk-in robe provides excellent storage and also adjoins the second upstairs bedroom. Alternatively, this cleverly positioned room can easily be used as a dressing room, nursery, or home office.

At a glance:

- Completely restored 1938 period home with a circa 2000 extension and 2023-24 renovation
- Fully extended with 5 bedrooms, 3.5 bathrooms, 3 lounge rooms and a home office over two storeys
- Impressive 1012m² land holding with a north-to-rear orientation
- Moments to Freshwater Bay and the Waratah Avenue precinct
- Off-street parking for at least four vehicles with an electric secure front gate
- Covered entrance from the double carport into the utility area
- Powder room, large laundry with side access and great linen storage
- Two full master bedroom suites on both levels. A further two bedrooms with north-facing French doors are serviced by the downstairs family bathroom
- Home office/Bed 6

- Under stair wine cellar/storage
- Hand-crafted, bespoke character features throughout the original part of the home
- Refinished solid Jarrah boards
- A combination of LED and period lighting fixtures throughout
- Pot belly heater in the downstairs living room
- Two ducted reverse cycle air conditioning systems service the entire home
- Two gas, instantaneous hot water units
- Alarm system
- Freshly painted throughout with new carpets this year
- Alfresco room has large mains gas BBQ, sink, rotisserie and bi-fold windows and doors opening to the garden and pool area
- Bore reticulation to all garden and lawn areas
- Extensive landscape design elements front and rear with established, drought tolerant native plants and trees with fantastic, retained garden areas and rockery
- Storage sheds at the side and rear and a separate bike storage shed

For further information or to arrange your private inspection of this exciting proposition, contact Vivien Yap on 0433 258 818.

Rates & Local Information:

Water Rates: \$2,993 (2022/23)

City of Nedlands Council Rates: \$4,508 (2024/25)

Zoning: R10

Primary School Catchment: Dalkeith Primary School

Secondary School Catchments: Shenton College

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