

23 Windemere Crescent, Nollamara, WA, 6061



House For Sale

Friday, 16 August 2024

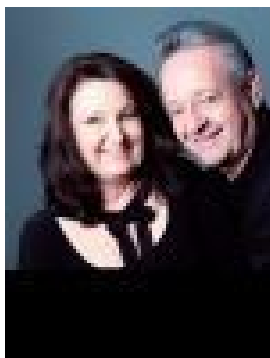
23 Windemere Crescent, Nollamara, WA, 6061

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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AN ARCHITECTURAL MARVEL!

Immersed amongst nature in a cul-de-sac locale, this unique family residence is a true architectural marvel, ingeniously designed to meet the demands of today's low maintenance lifestyle without compromising on space nor quality. The ultimate lock up and leave abode, designed with a series north facing windows and doors to allow the glorious natural light to pour in, the clever free flowing floorplan will accommodate everybody with ease, blending privatised nooks with open plan living to allow privacy when required and socialisation when desired. Delivering 4 bedrooms and 2 well-appointed bathrooms in total, alongside a versatile study/office, on the lower level lies the main open plan kitchen, living and dining zone with seamless alfresco and garden access, whilst on the upper floor you'll discover a second mammoth living zone, opening onto the upper entertaining balcony. Complete with its own outdoor kitchen and bar, the capabilities here are truly endless. Summer BBQs, large scale celebratory gatherings and even canapé events, it's all possible! And the piece de resistance, your very own underground wine cellar and tasting room, how good is that! Showcasing unmatched architectural prowess, 23 Windemere Crescent is a residence without peer. Ready for you to call it your own, Carpe Diem! Make it yours today!

THE FEATURES YOU WILL LOVE:

Inviting "South West" inspired façade, offset by mature greenery and stylish washed aggregate driveway
Feature timer and glass double entry doors leading into a voluminous entrance foyer
High 32c ceilings throughout
Sun-soaked interiors, courtesy of North Facing windows and doors along the front of the home
Free flowing, open plan living, kitchen and dining zone, centred around the downstairs entertainers alfresco. Generous in size, the living room will accommodate the whole family, whilst the dining area 15-20 guests with ease.
Stunning chefs' kitchen, the true heart of the home, boasting sleek stone benchtops, a 900mm freestanding Delonghi gas cooker and rangehood, double stainless-steel sink, double fridge recess, dishwasher recess, ample built-in storage, plentiful counter space plus breakfast bar so everybody can congregate around
Centralised downstairs alfresco with access from the main living area, encased by lush mature greenery, and the perfect spot for family lunches, morning or afternoon tea or a quiet after work drink.
Fully secure front and side garden with a manageable patch of grass for the kids and pets to play
Versatile work from home office off the downstairs living area which could be utilized as kids playroom or creche
Indulgent master suite with leafy treetop views, boasting his and hers fitted walk-in robe plus private ensuite, the latter tiled from floor to ceiling and comprising a stone topped vanity, frameless glass shower and separate bath, the perfect spot to unwind after a hard days work
3 additional well-proportioned bedrooms, each with built-in robes
Contemporary family bathroom, tiled from floor to ceiling, featuring a stone topped vanity, frameless glass shower and separate W/C
Spectacular upstairs living/games/entertainment room with leafy treetop views and dual balcony access. Opening onto the second outdoor alfresco via stackable bifold doors, this one timber lined and boasting a fully fitted outdoor kitchen with sink, bar fridge recess and built-in BBQ, PLUS a separate built-in bar with sink and bar fridge recess, the entertaining capabilities are truly endless. Weekend BBQs, large celebratory gatherings, cocktail and canape events, the choice is yours!
Underground wine cellar/tasting room, perfect for your prized collection
Large double auto garage with extra high 3.5m ceiling, storage area and internal shoppers' entrance, plus second hardstand crossover for a boat, trailer or work vehicle
Solid bamboo flooring to the downstairs living areas and staircase, with stylish marble tiling upstairs, and carpet to the bedrooms.
Multi-zone ducted reverse cycle air-conditioning throughout
Soundproof "Hush" Glass
365sqm (approx.) Green Titled Block

THE LIFESTYLE YOU WILL LIVE:

350m to Our Lady of Lourdes School
600m to the #970 City bound bus stop (Flinders Street after Clarice Ave)
750m to Eastland Molloy Reserve
850m to The Western Australian Golf Club
1.1km to Mid Century Café & Collectables
1.1km to Yokine Supermarket & Pharmacy
1.6km to Dianella Primary College and Dianella Secondary College (in catchment zone)
2.1km to Pimlott & Strand Café
2.3km to Carmel School
2.9km to Flinders Square & Dog Swamp Shopping Centres
3.0km to Dianella Plaza Shopping Centre
3.6km to Terry Tyzack Aquatic Centre
7.7km to Karrinyup Shopping Centre
8.2km to Perth CBD

You can make your offer now or take a chance at AUCTION, ONSITE SATURDAY 7TH SEPTEMBER 2024 AT 1:00PM (UNLESS SOLD PRIOR).

For further details, please TEXT Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or email mark@passmore.com.au

Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into a Contract of Sale