

**247 Salvado Road, Floreat, WA, 6014**



**House For Sale**

Monday, 28 October 2024

247 Salvado Road, Floreat, WA, 6014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Helen Hemery

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## MODERN LUXURY, TIMELESS DESIGN

Conveniently positioned on a commanding and elevated north facing corner, just footsteps from the vibrant Birkdale Street shopping precinct, this renovated and extended 3 bedroom home exudes 1940's warmth and character enhanced by elegant, contemporary improvements.

Protected by a solid brick wall, the easy care north facing front gardens provide a private and peaceful sanctuary from the moment you enter. A large, paved area offers loads of space for outdoor dining and entertaining while the adjacent expanse of artificial turf provides a secure and low maintenance space for children and pets.

Beyond the front garden, this delightful home offers a charming welcome via its classic raised varandah, the perfect spot for morning coffee or to capture the sea breeze on warm summer evenings.

Once inside, high decorative ceilings, jarrah floorboards, original picture rails and exquisite leadlight doors and windows have all been lovingly maintained.

To the left of the entrance lies a spacious lounge room with stunning leadlight windows to the north and east overlooking the garden.

To the right, the large, north facing master bedroom is well separated from the rest of the home and has its own walk-in robe and beautifully renovated ensuite bathroom with double vanity, freestanding bath and heated towel rail.

Bedrooms 2 and 3 are separated by a convenient open plan study area and each have their own split system air-conditioner. The larger of the 2 minor bedrooms features French doors opening out to an East facing courtyard and would ideally suit a young adult living at home.

Both bedrooms are serviced by a light and bright family bathroom featuring a classic black and white colour scheme.

Beyond double doors, this character-filled property opens out into a stunning contemporary family home, with a generous kitchen, dining and living area flowing through two sets of stacking doors onto a private and sheltered courtyard.

Featuring a ceasarstone-topped island bench with waterfall edges, quality stainless steel appliances and an abundance of soft-closing drawers and cabinetry, the modern kitchen is an entertainer's dream. With an expansive 11 metres of bench space and an adjacent hidden scullery/laundry, this entire area is flooded with natural light courtesy of 3 overhead Velux windows.

Commercial grade stacking doors from the dining and living areas lead to a peaceful alfresco space offering a more intimate setting for outdoor entertaining in complete privacy.

Walking distance to just about everything, this impressive home is located within the coveted Shenton College catchment and is footsteps from local shops, cafes, transport and parkland. Some of Perth's best sporting facilities, including Matthews Netball Centre, HBF Stadium, Bendat Basketball Centre and Perth Athletics Stadium, are all within easy reach, while Floreat and City Beaches are just down the road for a swim or to enjoy the cafes, restaurants and picnic areas.

Offering the perfect blend of modern luxury and timeless design, this stunning home would equally suit families or downsizers seeking a convenient and low maintenance lifestyle.

Please contact Helen to register your interest today.

FEATURES INCLUDE:

- Renovated and extended character home
- 519sqm (approx.) survey strata corner block
- North facing verandah
- Crimsafe security door
- High, decorative ceilings, cornices and picture rails
- Original and new jarrah floors
- Spacious north facing lounge room
- Modern open plan kitchen/meals family area with combined laundry/scullery
- Split system air-conditioning (4 units)
- Ceiling fans
- Private and secure rear courtyard
- Automated dripper reticulation in garden beds
- Secure double lock up garage with mezzanine storage and shopper's entry
- 6.4KW solar panels
- Instantaneous gas hot water system
- Short stroll to local shops, cafes, doctors' surgery, pharmacy, public transport
- Optional Floreat Park/Jolimont PS and Shenton College catchments

Outgoings (Approx)

Council Rates: \$2,476.64 p/a

Water Rates: \$1,686.59 p/a