

25 Grant Street, Cottesloe, WA, 6011



House For Sale

Friday, 27 September 2024

25 Grant Street, Cottesloe, WA, 6011

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House

Tranquil Beachside Oasis

****All Offers Presented 12pm Tuesday 22nd October 2024 (unless sold prior).****

Set at the crest of a hill with the crystalline waters of Grant Street Beach & Marine Park Playground just below, this architect-designed modern beach house is an exhilarating blend of infinite glass & natural light, sublime coastal aesthetics & state-of-the-art appointments, where indoor and outdoor living coexist around succulent gardens, poolside views, and sun-lit courtyards.

Designed by Cottesloe-based Sharp & Van Rhyn Architects, and landscaped with coastal-loving plants by Jo Taylor every exacting detail has been considered in this north-facing home which presents a breathtaking interior floorplan behind a demure glass-clad exterior.

A central alfresco lounge flanked by walls of glass bi-fold doors features an open wood fire and overlooks lush gardens to a glass-mosaic tiled solar-heated swimming pool which anchors the home from which the open-plan kitchen, dining and rear sweeping corridor extends to a sun-filled living room.

A hot and cold outdoor shower is conveniently located via side gate access to the front of the home, to rinse off after a day at the beach.

Similarly, on the upper floor two of the generous bedrooms share ethereal light from this central void, which is protected from weather by a double-height steel-framed canopy with clear polycarbonate roofing to facilitate natural sunlight.

A grand pivot door from the entrance foyer opens to charcoal slate-tiled feature wall and a floor to ceiling picture window which showcases a lush bamboo-fringed courtyard. On entry a sea of honed grey Spanish stone flooring is complemented by the earthy driftwood hues in the textured timber-veneer cabinetry.

The designer kitchen, framed by a white stone cantilevered breakfast bar and accented with a soft earth-coloured marble up-stand is appointed in quality Gaggenau cookware, including a 200 series double wall oven & steam oven combo, induction stove top, wok burner, and steamer. Integrated into the cabinetry is a twin Leibherr fridge/freezer with a built-in ice maker, and a Siemens dishwasher.

Discreetly behind, a butler's pantry features a dumb waiter (servicing the below-ground garage), Bosch dishwasher, Vintec wine fridge, plenty of storage as well as built-in desk / office area which overlooks the serene courtyard and pool.

Partially hidden from view, an inviting lounge room is a tranquil oasis of northern light cocooned in the gentle harmony of gently flowing water. Generous sliding doors extend to a sun-dappled courtyard evoking pure Zen-like appeal where a bespoke waterfall connects to a pond teeming with healthy koi and goldfish.

Extending from the main central courtyard, the rear sun filled living room appears to be suspended over the swimming pool. Fitted with remote blackout blinds, wall mounted smart TV and handy kitchenette with access to a spa-inspired bathroom with a rain shower it makes for the perfect entertainment zone.

Outside honed concrete paving draws the eye past the pool to a serene rear sunken garden, perfect for meditation, yoga, or escaping the world with a good book.

Plush open loop natural wool carpet furnishes the upper floor where a heavenly master suite occupies a vast area overlooking the treetops from a glorious balcony vista.

A huge custom walk-in robe, cascading natural linen (block-out) drapes, and a spa-inspired double vanity ensuite includes a marble-mounted designer tub with a waterfall spout, discreet treetops views, and heated towel rails.

Adjacent is a generous study fitted with custom timber furniture and a kitchenette.

At the northern end, three oversized secondary bedrooms have built-in robes and share a sunny north-facing teenager's retreat with ocean glimpses from the balcony and a spacious workstation for homework or creative pursuits.

At lower ground level, behind discreet doors with keypad entry is a 1,500-bottle capacity climate-controlled wine cellar as well as a band-sized sound-proofed music room, accessed off the huge automatic double garage well equipped with permanent shelving and keypad entry to the main house.

Other key features include C-Bus lighting, Sonos integrated Polk outdoor speakers, ducted vacuum & zoned reverse-cycle air-conditioning, LED downlighting, Genie Systems video doorbell, laundry chute, and aluminum framed commercial-grade windows.

This magnificent home is abundant with many more specialised appointments. Please enquire within for a complete list of designer inclusions.

Offering a supreme lifestyle at one of Perth's most affluent seaside locations, this enviable home is just steps from the beach, Daisies corner shop café, the local IGA supermarket, and two excellent local primary schools.

- Sharp and Van Rhyn architecturally designed home (2008)
- Curated garden design by Jo Taylor Landscaping
 - Settle before Christmas!
- North-facing, glass-clad exterior
 - Sophisticated alarm system throughout the house and video monitoring of front door
 - Paging system throughout house
- Chic coastal aesthetic, Spanish stone floor tiles, charcoal slate highlights, natural toned textured cabinetry, stone benchtops
- Oversized front pivot door
- Aluminum framed commercial-grade windows, lightly tinted
- Open layout dining & kitchen, stacker door surrounds
- Semi-enclosed sitting room, stone wall feature with open gas firebox, LG smart TV recess, north-facing courtyard & fishpond, custom waterfall
- Built-in banquet seating (entrance foyer)
- Stone cantilevered breakfast bar, textured timber veneer cabinetry, Gaggenau 200 series wall oven & steam oven combo, Gaggenau wok burner, double induction cooktop & steamer, plumbed integrated Leibherr fridge with built-in ice maker, integrated Siemens dishwasher
- Butler's pantry, dumbwaiter to garage, built-in desk, Bosch dishwasher, Vintec wine fridge
- Luxurious master bedroom, dual access lockable walk-in robe with custom cabinetry & safe, double vanity bathroom, marble mounted designer bathtub & waterfall spout
- Sunny internal sunken alfresco courtyard, timber composite decking, wood fireplace, double-height canopy & clear polycarbonate roof
- Generous luxury powder room
- Galley-style laundry, built-in laundry baskets & external drying court access
- Rear lounge/sunroom, kitchenette, integrated surround sound
- Ground floor luxury bathroom, rain shower
- Upper floor lounge, workstation, smart TV, balcony with ocean glimpses
- Built-in robes in secondary bedrooms
- Study with custom desk, cabinetry, shelving & kitchenette
- Oatmeal-hued loop pile wool carpet (upper)
- Glass mosaic-tiled solar heated swimming pool, glass fencing, terrazzo paving
- Tranquil front (decked) courtyard, custom waterfall & fishpond (with healthy fish)
- Combination of natural linen (block out) drapes, sheer roller blinds & linen blend Roman blinds

- Polk Sonos connected outdoor speakers
- Two separate ducted reverse-cycle air-conditioned zones
 - LED downlighting
- Below-ground automatic double garage, permanent shelving, keypad door lock to interior
- Exposed aggregate driveway (abundant off-street parking)
- 1,500 capacity climate-controlled wine cellar (Fondis cooler), keypad door lock
- Soundproofed & air-conditioned music studio (garage)
- Laundry chute (upper)
- Ducted vacuum
- C-Bus lighting
- Genie Systems video doorbell
- Fully reticulated gardens & garden lighting
- Boardwalk jasmine lined entrance
- Two lockable keypad entrance gates
- Regular bus service via Grant Street

Location (approx distances):

- 350m to Grant Street Marine Park Playground
 - 400m to Grant Street Beach
- 500m to Daisies
- 500m to IGA Cottesloe
- 800m to Ocean Beach Hotel, Little Sup, Ocean Spice & Longview Cafés
- 1km to Grant Street train station
- 1.1km to The Shorehouse, Swanbourne Surf Club
- 1.1km to Allen Park Tennis Club
- 1.2km to Kirkwood Deli
- 1.3km to North Cottesloe Primary School
- 1.4km to North Street Store
- 1.4km to Il Lido, Indigo Oscar, Cottesloe Beach Hotel
- 2km to Claremont Quarter - Coles, Farmer Jacks, dining & retail precinct
- 2.3km to Scotch College
- 3km to Cottesloe Golf Club

Contact Deborah Brady today on 0405 570 903 to book an inspection of this beautiful home.