

# 3 Fasolo Close, Lesmurdie, WA 6076



## House For Sale

Wednesday, 19 June 2024

3 Fasolo Close, Lesmurdie, WA 6076

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 2016 m2

Type: House



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## From \$2,000,000

Welcome to your sanctuary of luxury and comfort, where every detail has been meticulously crafted to offer the ultimate living experience. Nestled in the serene beauty of Perth Hills, this stunning Montville 460 by GJ Gardener home epitomizes luxury living with a modern twist on the classic Hills lifestyle. Boasting a completion date of June 2018, this prestigious 5 bedroom home with feature guest suite and a separate 1 bedroom Granny flat offers an unparalleled blend of sophistication, opulence and comfort. Situated on the picturesque Fasolo Close, a tree-lined cul-de-sac adorned with high-end residences, this property offers not just a home, but a lifestyle. 25 kms from Perth CBD, approximately 15 minutes from the airports, Nature trails, Lesmurdie Falls, and quality schools including Mazenod College and St. Brigid's College are all within easy reach, ensuring convenience for the whole family. Crafted with meticulous attention to detail, this home spans over approx 568 sqm of total living area on a generous approx 2,016 sqm land. Featuring a plethora of upgrades from its original plan, starting with a 400sqm signature oryx paved driveway, a Granny Flat with a private courtyard, 4th garage/workshop bay, altered master bedroom and a host of additional amenities such as a media room, games area, bar and powder room, this residence sets a new standard in luxury living. At the heart of the home, you are greeted by the warmth of a US made Lopi dual view glass real flame feature gas fireplace that exudes both style and sophistication, this fireplace creates an ambiance that is second to none. Step inside to discover 34C ceilings to main living areas, and 31C through the rest of the home, acrylic render throughout the entire house, and luxurious tumbled French pattern Travertine flooring complemented by plush carpeting in the bedrooms and media room. Enjoy culinary delights in the gourmet kitchen equipped with SMEG appliances, while the adjacent jarrah alfresco, with its 5m triple stacker doors, invites seamless indoor-outdoor living. Stay comfortable year-round with a dual 16/32kW Samsung ducted reverse cycle air conditioning system featuring 14 zones, all conveniently controlled via MyTouch Wi-Fi apps. Entertain in style with a large theatre room complete with a wet bar, Epson 4k projector, 120" screen, and state-of-the-art Denon Dolby Atmos and Polk/Krix audio system. Whether hosting movie nights or social gatherings, this space promises the ultimate entertainment experience. Escape to your professionally landscaped Southwest native garden, complete with a serene water fountain feature and pond. Enjoy the abundance of fruit trees and lush greenery while relaxing and unwinding in the semi-in-ground swimming pool with a feature gazebo, perfect for lazy afternoons in the sun. Eco-conscious features such as a 6.6kw 3 Phase Solar inverter system, Rainbird smart irrigation system, and energy-efficient appliances ensure sustainability without compromising on luxury. With a large children's backyard and a huge sandpit, this property is a haven for families. Additional highlights include organic garden spaces, dog flap for your furry friend, and two garden sheds for added storage convenience. Your safety and security are paramount with a comprehensive home alarm system, Ring Wi-Fi Security cameras, and smart home technology wired throughout for NBN, USB, and Ethernet connectivity. Don't miss this rare opportunity to own a piece of Montville's finest living, with a prestigious HIA Project House Award to its name, this home is an investment in luxury and lifestyle that simply cannot be replicated.

**Additional Features**

- Powered/automated window blinds to main living area, custom made curtains to dining, theatre room and master bedroom with block out
- Dual 16/32 Phase Solar Inverter system with Wi-Fi Smart App Access
- Home Alarm System with WIR sensors and back to base monitoring
- Ring Security Multiple External Spotlight Cameras with Smartphone App control & live viewing ability
- 3M Aqua Pure AP904 Complete Home Filtration System (Use AP917HD-S Filters every 12 months only)
- 3 x Instantaneous Renai Gas Hot Water systems - 2 for the Main house and 1 for the Granny flat
- 3 zone Radiant heated floors to all living areas, bedroom and ensuite.
- Radiant Heated towel rails, heated bathroom floors (except the guest ensuite which has a heat lamp)
- Bradford Gold R5 roof batts plus complete house Inner wall cavity insulation, Smart E-Glass windows throughout Energy 6 rated & Roof E-Vent system
- Fuji Clean C1500 ATU environmentally friendly sewage treatment system with sub soil irrigation to grassed area - Serviced quarterly as per law by West Best Plumbing
- 2 x Garden sheds approx. 8sqm each
- Abundant and prolific Avocado, Mango, Passionfruit, Apricot, Cherry plum, Navel Orange, Tahitian Lime, Lemon, Mandarin, Grape, Blueberry, Raspberry and Guava - (All fed with Troforte every 3-4 months)

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