

3 Hurlingham Road, South Perth, WA 6151

House For Sale

Saturday, 29 June 2024



3 Hurlingham Road, South Perth, WA 6151

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 663 m2

Type: House



Peter Robertson
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Offers invited \$3Mil

This immaculately presented, solidly built, two-storey 5 bedroom, 3 bathroom, 2 car garage, family residence, sits on a spacious 663sqm corner block and boasts expansive living and accommodation spaces across both levels. Only 485m from the riverside parks, with city views from upstairs, it is an exceptional opportunity. Private and secure, this is an elegant, sophisticated family home that has been thoughtfully designed with a contemporary floor plan that is designed and built to accommodate a family, multi-generational living, or just to have an abundance of space for visitors. Thoroughly refreshed and refurbished by its current owners, it is private and secure. The entry is through a set of double doors into an impressive entranceway with a sweeping staircase linking the upper and lower levels and a soaring double level void ceiling lending an air of sophistication and understated grandeur. Step down to an elegant north facing lounge and informal living space with high ceilings, wide honey coloured floorboards and north facing double doors which open out onto a sun-drenched private front terrace - the perfect place for a quiet morning coffee surrounded by manicured garden terraces. The lower-level footprint is home to one of two king sized, north facing main suites. The ground level suite is both private and spacious and features a large walk in his and her robe and adjoining powder and bathroom with granite benchtops and white cabinetry. There is direct access from the bedroom out to a private north facing terrace. An ideal ground level main suite, it is also the perfect option for guests for visiting family, friends or older children, with the option of separate access for additional independence. The ground floor then moves into a generously sized open plan kitchen living and dining space with built in solid timber cabinetry and panels of windows across three sides to capture the abundant natural light. With soaring double level ceilings and lofty proportions, it can comfortably accommodate a dining table of 12 with an adjoining lounge boasting granite features and an instant electric 'Real Flame' fireplace for cosy evenings tucked up on the coach in front of the oversized wall mounted TV. The open plan, contemporary kitchen is an entertainers' delight with windows to both the north and south boundaries, ample granite benchtops, timber cabinetry, a walk-in pantry and SMEG appliances throughout. It is one of this stand out family home's drawcard features and interacts easily with the lower-level dining and lounge and the covered alfresco terrace beyond. Private and protected from westerly breezes, it features an additional built-in outdoor kitchen with sink and wine fridge and an easy outlook over the sprawling lawns beyond. A winding staircase combining elements of timber and wrought iron links the ground floor and first level living and accommodation spaces and offers a great level of separation and plenty of room for families to spread out. A third upper-level living space combines the same timeless aesthetic of honey coloured timber floor boards, high ceilings, wrought iron features and panels of glass revealing a spectacular view across the tree tops to the city skyline beyond. North facing with coffered ceilings and generous proportions, it features French doors out onto a private upper-level terrace that mirrors the floor plan below. The second, upper-level main suite features double doors to the private terrace beyond and a luxe resort style ensuite bathroom with raised oversized bath and consistently styled with granite benchtops, double basin and white cabinetry throughout. The upper-level secondary bedroom zone provides plenty of space and great separation for larger families. All three bedrooms are generously sized with built-in robes and a northerly aspect and are well serviced by a consistently styled upper-level family bathroom. Boasting ample storage throughout, this comfortable family home is serviced by a large double garage with access via adjoining Delamere Avenue. Large enough to comfortably accommodate two cars, it features a second kitchenette and additional storage room for the tools and toys. Bordered by secure fencing on all sides and surrounded by fully reticulated manicured gardens both front and back, there's plenty of room for a pool and a well tended vegetable patch for culinary enthusiasts. An easy commute to the CBD and minutes to freeway access both north and south, it is ideally located in close proximity to both the Wesley and Penrhos College campuses, Curtin University, the Coode Street Jetty, Sir James Mitchell Park and the Optus Stadium precinct. Features

- Spacious 5-bedroom 3-bathroom dual level family residence
- Set on a spacious 663sqm corner block, facing North
- Minutes to the Swan River foreshore, walking and biking trails and Sir James Mitchell Park
- Generous open plan ground floor kitchen, living and dining space
- Granite, Cherrywood timber and wrought iron features throughout
- Covered alfresco entertaining terrace with outdoor kitchen
- Separate upper-level accommodation wing with three large bedrooms and family bathroom
- Master suites on the upper and lower levels
- Timeless contemporary design and well executed floor plan
- Three separate North facing living spaces across two levels
- Views to the Perth city skyline
- Large double garage with additional storeroom and kitchenette
- An easy commute to the Perth CBD, freeway entries, Angelo Street shopping strip, Como and Vic Park
- Fully reticulated front and rear gardens
- Reverse cycle ducted air conditioning throughout
- Monitored security system inside and out

Approx Rates: Council: \$ 5,391.53 PA Water: \$ \$2,104.86 PA