

**42 Nidjalla Loop, Swanbourne, WA, 6010**



**House For Sale**

Sunday, 18 August 2024

42 Nidjalla Loop, Swanbourne, WA, 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## YOUR OWN LUXURIOUS AND PRIVATE SANCTUARY

//EXCLUSIVE PREVIEW THIS WEEKEND SATURDAY AND SUNDAY//

Discretely located in a tranquil bushland setting in the prestigious precinct of Swanbourne, this extraordinary property has the WOW factor you've been looking for and redefines what it is to entertain, to relax, to re-connect.

Built to the highest specifications by Gransden Homes and cleverly designed for separation over three levels with a lift, you have an abundance of space and beautiful northern light. This home is progressive and ideal as a family home, the perfect lock up and leave or a luxurious down-sizer. The presentation of this property is immaculate and it's been built to stay that way with wall-to-wall marble, stunning lighting, modern finishes, stylish concertina doors and commercial grade window frames.

On the first level, there are three oversized bedrooms, all with walk in robes and a beautiful living space with the coolest exposed concrete ceiling. Concertina doors open up all of this space out onto a stunning pool area with splash pool, lap pool, tranquil waterfalls and fountains with glass balustrading.

The top level enjoys the most beautiful bushland views to the north and the whole side of the home opens up out to the terrace through concertina doors where mother nature is at her best. The living, dining and kitchen area is an entertainers dream. The exclusive European kitchen incorporates the best of Gaggenau cooking appliances with fully integrated Miele double fridge and freezer and range hood, wine fridge, Gaggenau dishwasher, integrated waste and recycling systems and a beautiful, natural marble stone double island bench with integrated double sink and Italian built cabinetry.

The fabulous and very spacious master bedroom is also on the top level and has a beautiful view out into the tree tops. The ensuite and walk-in wardrobe rivals that of the ritziest hotel, overlooking neighbouring parks and gardens. The elegant, fully marbled ensuite has a free standing stone resin bath together with an impressive double shower (with electric operated steel blade blinds for privacy). The walk-in-robe with dressing room is complete with full height mirrored walls and LED sensor lighting.

### OTHER FEATURES OF THIS HOME:

- Three levels of luxury living with three metre high ceilings
- 520 m2 of home including terraces
- Octagon passenger lift to all levels
- Three car garage
- Six star energy rating, solar passive design
- Solarvac ducted vacuum system
- Full alarm, security camera/intercom system
- Reverse-cycle fully zoned air conditioning
- Fully reticulated landscaped gardens with mature trees
- Custom made timber paneled entry door
- underfloor heating in master bedroom
- Grey slate driveway Amenities
- Pool has a self-leveling system

Just imagine the lifestyle you'll enjoy living in this incredible home where fabulous beaches, parks, restaurants and cafes are only a short stroll away. This is an incredible opportunity to secure a magnificent home. Call Candie Italiano today on 0429 159 506.

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or

representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.