

43 Rookwood Street, Mount Lawley, WA 6050

House For Sale

Friday, 5 July 2024



43 Rookwood Street, Mount Lawley, WA 6050

Bedrooms: 5

Bathrooms: 4

Parkings: 6

Area: 900 m2

Type: House



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End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Tuesday 23rd July at 5pm unless sold prior. A forever family home offering an unsurpassed lifestyle of comfort and leisure, this urban sanctuary is situated at the top of Rookwood Street, overlooking the city skyline and tree-lined rooftops of Mount Lawley. Built in 2003, seamlessly blending with surrounding heritage with its contemporary take on Federation design, it enjoys the luxury of a modern floorplan, purpose-built for families who enjoy endless space to live, relax and entertain. Expanding two levels, plus a generous-sized loft, the home offers 5 generously proportioned bedrooms and 4 designer bathrooms, a living space and alfresco on each floor, a secluded home office and wellness hub, and a landscaped backyard including a basketball court and below-ground, heated magnesium pool. Classic and timeless, the design's neutral colourways and elegant finishes will last a lifetime. Freshly painted in natural white throughout, with earthy Jarrah flooring to the main living spaces, and a stylish combination of plantation shutters and soft linen sheers covering the original timber framed windows. Wrought iron fencing and balustrades add to the home's contemporary grandeur, with tropical gardens ensuring resort-inspired living every day. A striking entrance with granite floors and a double vaulted ceiling sets a grand precedent for what's inside, with immediate access to the oversized office, a private space inspiring ultimate peace and productivity. The wellness retreat offers a tranquil escape for that all-important self-care and includes a gym and bathroom, plus access to the secluded custom-built timber sauna and 20-metre heated, magnesium lap pool which is set among tropical gardens. Also situated on the ground floor is the living and entertaining space with sweeping garden views, a guest or teenage retreat with garden access and a dedicated living room, and a laundry with its private courtyard and mounted clothesline. Whether you're a growing family who crave room to breathe, are looking for the ideal home suited to multigenerational living, or love to host guests, the ground floor is designed around peace and privacy to meet your needs. The first floor with sweeping views from Optus Stadium to the city is an inviting hub designed for easy daily living and entertaining. The open-plan living space is centred around a luxurious master ensuite, spacious balcony alfresco and a separate kids' wing. The designer kitchen features a classic aesthetic, with granite benchtops and walnut cabinetry exuding both class and style, with functionality at the forefront of its design, including high-end Miele appliances, extensive bench space and storage, and a dumbwaiter to and from the garage and first floor. There is something for every member of the family in the awe-inspiring backyard. Providing unrivalled leisure with a 20-metre magnesium lap pool, recently installed basketball court, and multiple, elevated entertaining spaces. Designed for year-round enjoyment, the heated pool and sauna offer a perfect escape during cooler months, and the pavilion and alfresco areas are ideal for hosting large groups or low-key relaxation with family and friends. Easy-to-maintain, landscaped gardens create a serene and picturesque setting, while two hidden storage units provide ample space for pool and garden storage. Rookwood Street is a beautiful tree-lined street, full of stunning Federation homes and mature peppermint and Canadian maple trees. Situated at the top of the hill, you'll not only enjoy a breathtaking outlook, but easy access to Mount Lawley's thriving Beaufort Street. Also minutes away are Highgate's picturesque Hyde Park, and North Perth's renowned Angove Street. Located within the highly sought-after Mount Lawley Primary School and Mount Lawley Senior High School catchment zones, it also provides exceptional local schooling options with an abundance of nearby recreation for a full family lifestyle. Having recently undergone significant upgrades and renovations, the property presents immaculately with luxurious, high-end finishes. The extensive list of this home's features and upgrades include:

- A grand study located at the front of the home with bay windows, contemporary plantation shutters and feature wall mouldings, a kitchenette with integrated bar fridge, sink and storage, and space for lounge furniture or a meeting table.
- The sunken lounge on the ground floor is ideal for relaxing and entertaining with sweeping views of the tropical gardens and pool, equipped with a dumbwaiter, in-built speaker system and TV wall.
- A tranquil wellness retreat with a gym fitted with rubber mat tiles and full-length mirrors, plus a dedicated bathroom with seamless access to the home's custom-built sauna and 20-metre, heated magnesium lap pool.
- Generous and secluded guest, family or teenager retreat including a lounge space with private access to the backyard, two double-sized bedrooms with linen sheers and built-in sliding robes, a private bathroom with a standalone bath and a separate toilet.
- Second storey, open-plan living with beautiful views of the city skyline and Optus Stadium. The dining and lounge areas capture stunning morning sunlight with its Eastern aspect and oversized timber framed windows. Elegantly finished with a built-in gas, log-look fireplace, brushed brass feature pendant overhanging the dining table, and natural linen sheers.
- The designer kitchen boasts granite benchtops and walnut cabinetry, with intricate glass feature tiles and an undermounted sink. Equipped with quality Miele appliances including a built-in coffee machine and microwave, dual ovens, and a warming drawer. The Miele stove cooktop features gas,

induction and a teppanyaki grill. Complete with all the creature comforts including an oversized walk-in pantry, dumbwaiter from the garage for groceries, built-in recycle shoot to a bin located in the garage, and a double fridge recess with plumbing. • The master bedroom boasts stunning views of Perth city, with private access to the under-roof balcony alfresco, and a separate, secluded balcony with garden views. Featuring a vast ensuite through double French doors, complete with an oversized spa bath, separate toilet, and twin vanities. The walk-in robe offers a spacious dressing room and is equipped with a laundry chute and custom cabinetry providing ample functional storage for couples. • The first floor boasts two large bedrooms with built-in robes and an adjoining, private balcony and a sleek bathroom with stone benchtops and intricate glass feature tiles, a standalone bath and separate shower, plus a dedicated powder room conveniently located for guest use. • Above the kitchen and dining is a large loft with grand cathedral ceilings and built-in cabinetry - ideal for a kids' playroom, creative studio, or an additional living space. • The balcony alfresco is extremely spacious and perfect for entertaining, featuring newly installed café blinds for year-round enjoyment, in-built speakers, and a staircase to the garden and pool area. • Stunning street appeal, with a freshly painted façade, landscaped gardens and a new, wrought iron fence. • The front and rear gardens have both been recently re-landscaped and are both fully reticulated by the property's bore. • A backyard boasting luxury and leisure with a heated, 20-metre magnesium lap pool, recently installed basketball court, custom-built sauna and elevated pavilion with in-built speakers. • Easy to maintain gardens with mature lemon and lime trees, and two spacious storage rooms for pool and garden tools. • The pool has recently been re-tiled and converted to magnesium chloride, with electric heating and updated travertine pool capping, plus a brand-new pool blanket and skimmers. • The Jarrah floorboards have been sanded and restored to pristine condition and new veneer stairs have been installed. • Upgraded electrical plan with LED downlights & elegant feature lights throughout. • Door hardware has been upgraded throughout with a quality, black finish. • The property has recently been re-painted with neutral colourways, inside and out. • 3-car garage with resurfaced resin flooring and new garage doors. • 20kw solar system with new panels on the roof, and a Tesla power wall installed in the garage. • In-built speaker system throughout the home and outdoor entertaining areas. • Commercial reverse cycle air conditioning system throughout. • Home security alarm system and wired CCTV. • Valet central vacuum system. • Council Rates - \$4309.47 per annum. • Water Rates - \$2991.00 per annum. Get in touch with Chris Pham to discover a life of limitless luxury. Call him on 0448 777 511 or email him at chris.pham@belleproperty.com for more information.