

**47A Tate Street, South Perth, WA 6151**

ian hutchison

**House For Sale**

Monday, 15 April 2024

47A Tate Street, South Perth, WA 6151

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**



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## OFFERS

Sleek and sophisticated is this much loved, easy care and tastefully renovated modern five bedroom, four bathroom, two powder rooms, plus a library with a study nook home and a double roller door garage behind an electric gate. The Miami style of the home features a cool aesthetic. The seamless indoor and outdoor living space is full of natural light thanks to the neutral colour palette and large bank of windows and 9 panels of fully glazed bifold doors, custom made by Avanti. The fly screen doors are retractable and louvre shutter windows are fitted with Amplimesh security screens, allowing for a refreshing breeze through the house whilst staying secure. The feature wallpaper behind the wall mounted TV adds a pop of drama. The main entrance is secure behind double ornate wrought iron gated doors. Then there is the huge frosted glass pivot entrance door allowing for lots of natural light into the entrance. As you make your way into the home underfoot is jarrah floorboards, the staircase with feature chandelier lighting and domed ceiling. The dining, living and kitchen area looks out to the covered outdoor entertaining area (with outdoor kitchen) and 15 metre mineral lap pool with seamless floor tiling into the pool with Italian porcelain "stone" tiles for a sand beach feel. There is a stone feature wall installation at the end of the lap pool which can be seen from the dining/kitchen/living space. The newly renovated kitchen has Essa stone bench tops and splash back. New Bosch appliances consisting of 900mm gas stove top and electric oven plus Bosch dishwasher. Renovated (room conversion) butler pantry with outdoor access to the low maintenance artificial lawned courtyard secured by a wrought iron gate. The renovated laundry with linen cupboard has a granite white basin and feature mixer to match the kitchen, new appliances under bench Haier smart front-loading washer and heat pump dryer, new handles throughout. Access to the outdoor custom built drying court with roof installation, custom bench and heater, and a drying fan above the washing line. From the laundry is access to the double garage. Next to the laundry is the powder room with floor to ceiling tiles. The indoor outdoor living space will have you entertaining your family and guests for years to come. With feature lighting at night. Pool day bed decking area and tropical garden plants with an added bonus outdoor shower. There is newly installed pool glass wall for safety and to maximise space as well as style. New outdoor kitchen with Essa stone, white granite basin and phoenix feature mixer to match kitchen and new beefeater bbq, with huge fan above. The second master bedroom is located on the ground floor with a built in wardrobe and access to the outdoor entertaining area. The ensuite is huge with floor to ceiling tiles, double vanity with loads of drawers and cupboards, a double shower, free standing bath to soak those cares away and behind a wall is the WC. Downstairs to the basement level is the two tiered level of a home theatre experience like no other. With a 2.8 metre screen with Epson projector, Focal Surround Sound System plus an 8-seater leather full recliners. Behind the wall of the theatre screen is a storage room converted to a gym. The custom built wine room situated in the theatre room under the stairs holds 180 bottles all behind a feature stain glass door. Making your way upstairs to the second level is another large living area with featured recessed ceiling, built in floating entertainment unit, there a custom built library with study a study nook, built in bench seating (and storage) and a built in floor to ceiling bookcase wrapping the room. There is also an attic storage on this level which leads (via a built in ladder) to a large storage space. The master retreat will be your haven from the busy pace of the outside world. To the left is a bedroom with built in wardrobe (which could be converted to a nursery or dressing room). To the right is a bathroom with shower, vanity and WC. Making your way down the hallway opens up to the master bedroom with walk in robe and a lovely sitting area or dressing room. The ensuite has his and hers vanity with overhead built in cabinets with shelving behind mirrored cupboard doors and a huge double shower and WC. There is also a laundry chute on this level. To the left of the stairs is a second powder room and down the hallway is a bathroom with bath, separate shower and double vanity. Bedrooms four and five are double size with built in wardrobes. This glitzy home will have you frothing at the mouth and very eager to make it your dream home, in a fabulous location in the inner city suburb of South Perth. Get to know your neighbours at the laneways Christmas party and even better the joy of knowing your neighbours makes for added security of a neighbourhood watch network. Location, location, as it is walking distance to the Angelo St shopping cafe restaurant precinct. A short walk to the South Perth foreshore. Wesley college and the gym with pool is a very short distance away. Easy access to transport, freeways on/off ramp. Then of course there is the Perth Zoo, Mends Street shopping/cafe/restaurant and entertainment precinct and the newly opened The Station. If you fancy golf you could always join Royal Perth Golf Club or if lawn bowls is your thing then Como Bowls Club located on Hensman Street South Perth is close by too, as is Ernest Johnson oval perfect for meeting the locals and walking the puppies of course. A lifestyle you will enjoy for years to come just as the family who lovingly renovated this home who is off to new adventures and memories. **ADDITIONAL FEATURES INCLUDE:** • Newly upgraded

intercom system to digital Elvox video door entry systems which includes phone app capability. • Security alarm system with window sensors. • New Jarrah wood floorboards on the ground floor, Jarrah engineered flooring upstairs and fresh carpets in all 5 bedrooms and the home theatre. • Denon Amplifier and Pioneer surround sound system. • Ducted reverse cycle air conditioning throughout. • New ceiling fans in both upstairs and downstairs master bedrooms. • Attic Storage with ladder access to 8sqm storage space. • LED and feature lighting throughout. • Pet friendly reticulated gardens. • Double garage with space for 2 additional cars in front. • Roller blind in the downstairs master bedroom • Laundry Chute from upstairs to down. Council Rates: \$3,943.56 pa Water Rates: \$1,987.18 pa