

56 Kaiber Avenue, Yanchep, WA 6035



House For Sale

Wednesday, 26 June 2024

56 Kaiber Avenue, Yanchep, WA 6035

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 826 m2

Type: House



Helen Michael

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Offers From \$1,150,000

Oozing contemporary luxury and charm this individually designed and built home by Robert Biagioni Constructions, is a pleasure to offer for sale for the first time. This is an opportunity not to be missed! Your sanctuary awaits with its classic valley views set in the heart of the 'Old Lagoon' precinct only a few minutes' walk to the famous Lagoon Beach. Proudly presented with every attention to detail fastidiously sourced and included to complete this sophisticated masterpiece, it majestically sits elevated but protected in the hillside with pretty street appeal. From the stately jarrah wrap around verandahs you enter into the wide entrance hall with its welcoming modern chandelier, useful drop zone inbuilt hall table and cloakroom. Impressive paneled dado walls are a striking feature, as are the elegant architraves, light fittings, and 30cm skirting boards. Your gaze is captured by the long view up the half staircase toward the rear of the home and the bedroom wing.. A strategically placed powder room is accessed from the hall, too. The street view library/study/sitting room to the left has floor to ceiling built in book casing and an open fireplace. This is a delightful and contemplative room. Across the hall is the main family living area. The highly functional and outstandingly equipped kitchen has striking 40mm Granite benchtops, 900mm Bellini gas cooktop, Bellini electric oven, Miele dishwasher, and stacks of custom built pantry and storage cupboards. A generous breakfast bar, cozy sitting room with log fire, and sunlit dining room all flank the kitchen hub. From the dining room you can access the front verandahs and to the rear to a perfect pergola over the limestone surrounded conversation pit. The uprights of which were recycled from an old Geraldton Wharf. Beautifully flowing, the living areas are created with entertaining to be foremost, and it works! The king size master bedroom suite is beyond comparison with its hotel inspired bathroom with a deep full size bath and his and hers vanities. The dressing room harks back to a bygone era of decadence with custom cabinetry and fittings. The second bedroom is fitted out as a study or bedroom and the third bedroom has a stylish walk in robe with secret shoe storage closet. The laundry is a standout! Seamless custom cabinetry and lots of natural light! This is a super property and will appeal to many buyers in this price range. The location with the valley outlook is the perfect backdrop and the northern aspect of the living spaces, alfresco, and veranda benefits from maximum winter sunshine. Some of the long list of features: * Facing north and protected * Built in 2014 using Handmade Caversham bricks * Stylish coastal Colorbond roofing * 32 course ceiling height to front level * Reinforced, laminated, or Crimsafe windows and doors * Solid Jarrah verandahs and jarrah window sills throughout * Classic entry door with etched detail patterned side-lights * Quality vinyl planking throughout * Plantation shutters throughout to every room * Full home osmosis water filtration plus water softener * Gas on-demand hot water * Outdoor hot and cold shower * Total outside surround sensor lit * Double carport with lock up storage and wood store * Separate storage shed in the back garden Block size 827sqms House size 254sqms COW Rates approx \$1845pa Water service approx \$300pa Call Helen Michael from Ray White Northern Coast on 0408 956 117 today. Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.