

91 Grovedale Road, Floreat, WA, 6014



House For Sale

Sunday, 8 September 2024

91 Grovedale Road, Floreat, WA, 6014

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



Helen Hemery

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LIGHT-FILLED ENTERTAINER

Welcome to 91 Grovedale Rd, Floreat - a beautifully presented, light-filled and welcoming residence, the perfect choice for families of all ages ready to embrace the exceptional Floreat lifestyle. Boasting all the hallmarks of its 1950's heritage, this fully renovated residence is steeped in refined character, offering a highly practical floor plan, multiple living zones, and a magnificent sense of belonging. An effortlessly stylish and ultra-grounded family retreat, this home blends timeless charm with modern comforts.

Situated on an elevated and substantial corner block, the Northeastern orientation ensures year-round comfort, capturing beautiful northern light throughout the year and cooling sea breezes in summer. Surrounded on all sides by a choice of recreation and entertaining spaces, plus off-street parking for up to 6 vehicles (including your caravan, boat or trailer), this is a home that will grow with you as your family's needs change, taking you from "toddlers to twenties" with ease.

Upon entry, wide jarrah floorboards lead to a cohesive and seamless living space adorned in windows and glass doors bathing the home in sumptuous, natural light. Offering ample space for the largest of gatherings of family and friends, the generous living, kitchen and dining areas all enjoy views to the garden, with glimpses of Bold Park in the distance, and flow on both sides to separate outdoor entertaining areas, providing an effortless transition from indoors to out.

The open plan heart of the home is the immaculately finished kitchen, featuring all the comforts of a modern cooking space with a separate island bench, Caesar stone benchtops, walk-in pantry and European appliances. From the main living area, French doors lead to a sheltered alfresco area overlooking the pool, the perfect space for parents to keep an eye on younger children in the pool, while from the kitchen, a second alfresco space is ideal for sunset drinks with friends while enjoying the local birdlife. With a gorgeous aspect amongst the treetops, this elevated terrace is also accessed from the master bedroom and offers the perfect locale to enjoy a slow breakfast overlooking the mature peppermint and flame trees. A paved courtyard below enjoys a shady, leafy canopy - yet another beautiful outdoor space to dine, host parties or enjoy time around the fire pit in the cooler months.

All four bedrooms are generous with beautiful garden views, built-in robes and ceiling fans, the master bedroom boasting a spacious, recently renovated ensuite with a freestanding bathtub and adjoining walk-in robe.

Accessed from the garden, an unexpected bonus of this flexible home, is its large basement space, the ideal location for a teenage retreat, music room, home office or hobby room - you decide! A smaller, adjoining room is simply crying out for your wine-cellar conversion.

Finally, outdoor enthusiasts are well catered for with an abundance of storage for watersports/camping and bike equipment, including a garden shed, tool sheds and under-house storage, ensuring there is plenty of room and convenience for the entire family's needs at each stage of life.

What sets this home apart, however, is its numerous living/entertaining zones, an ideal sanctuary for families who are keen to host guests in style, with enough space for both parents and teenagers to entertain simultaneously or simply indulge in private relaxation away from the rest of the home.

Mere moments from Perry Lakes Reserve, the walking trails of Bold Park and a short drive to the coast, this peaceful, friendly neighborhood is second to none. An easy walk to Floreat Forum and Floreat Primary School, Kirwan Street Café or Cup & Co, this character-full home is positioned within the sought after Shenton College catchment, with numerous private schools easily accessed from nearby school bus routes. Embodying the perfect blend of lifestyle and convenience, this gorgeous home is ready for its next lucky family to simply move in and enjoy.

Homes such as this do not last. Please contact Helen to register your interest today.

PROPERTY FEATURES:

- Huge 943sqm Northeast facing corner block
- Driveway space for 6 cars, including boat, trailer or caravan
- Expansive undercover verandah overlooking established gardens
- Private front garden/pool area
- Original polished Jarrah flooring and glass doors
- High ceilings throughout
- Multiple living and entertaining areas
- Four spacious bedrooms, all with garden views, ceiling fans, built in robes
- Generous master bedroom with freshly renovated ensuite, walk-in robe
- Large, recently renovated family bathroom
- 5 year old concrete liner swimming pool with timber pool cover box, timber deck and built in day bed, hot water outdoor shower and adjacent lawn area
- Large laundry with ample storage, heated towel rail
- Additional basement space and storeroom/wine cellar
- Ample storage throughout including under-house storage for watersport/camping equipment, two separate tool sheds, garden and bike sheds.
- Automated reticulation
- Rooftop solar panels
- Floreat Park Primary and Shenton College catchments