

**98 Circe Circle South, Dalkeith, WA, 6009**



**House For Sale**

Friday, 16 August 2024

98 Circe Circle South, Dalkeith, WA, 6009

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 5**

**Type: House**



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## FIRST HOME OPEN THIS SATURDAY

A bold and striking residence positioned on an impressive corner block in one of Dalkeith's finest streets.

A state-of-the-art home boasting clever design, generous proportions, the finest of quality modern features, with a functional floorplan over three levels crafting a sense of immense, contemporary space.

Architect-designed by Lawrence Scanlan, featuring 5 bedrooms, 5.5 bathrooms and multiple living areas, this unique residence merges cool, industrial design with the simplicity of Japanese elements. Boasting soaring ceilings, concrete walls, oversized living areas, Spanish limestone, Japanese tiled feature walls and floor-to-ceiling doors and windows, the main living area basks in a northerly aspect, capturing an abundance of natural light.

From a contemporary, striking, bold street frontage, step into the porch, past the solid timber door into soaring ceilings and open-plan zones. A stunning 25m lap pool enjoys front, and centre stage upon entry while to the left the open plan central zones of the kitchen, dining and living room are the heart of the home.

Keen chefs will love this high-end, expansive kitchen featuring floor-to-ceiling cabinetry, double ovens and integrated Miele appliances with a separate stone island bench and retractable range hood providing the ultimate in quality features. An adjacent living area is a supremely comfortable space with a Japanese tiled feature wall, gas fireplace, and electric blinds with a scullery and modern laundry nestled behind the kitchen.

Additional rooms on the ground floor include a guest bedroom, kid's activity room and a huge, dedicated adult entertainment room replete with bar and seating area overlooking the pool, spa and alfresco area. A wonderful zone to welcome your guests for pre or post-dinner drinks, or host a party, the bar is fitted with fridges, ice machine and dishwasher for added convenience. Open your bi-fold doors onto the pool area and undercover terrace and extend this zone to create a seamless flow between indoors and out, affording an exceptional large-scale, entertaining space.

An open staircase featuring sensor LED lights ascends to the first floor accommodating four other large bedrooms. The main bedroom boasts a spacious dressing room/walk in robes, with sleek ensuite and generous balcony with all other bedrooms featuring built in robes, ensuites with bedrooms three and four sharing a semi-ensuite. Along the hall, a gorgeous library accommodates the home office with built-in desks, a relaxation zone for reading, working or quiet time away from the rest of the home.

From the five-car under-croft garage with two storage spaces and a workstation, is the home's basement, featuring a wine cellar/tasting room and a huge, out-fitted home cinema/theatre room which is the ideal space for family gatherings on movie nights, a teenage retreat, or music room, everyone is catered for in this ultimate family retreat.

With a gorgeous fully tiled lap pool and undercover spa, outdoor BBQ and pizza oven, family alfresco living and entertaining has never been easier. With plenty of lush lawn, there is ample room for the little ones and family pets to play with a vegetable garden accommodating any resident green thumb. An air-conditioned gym overlooking the alfresco area with an attached bathroom also provides added convenience to this incredible home.

Sculptural as well as functional, this is a residence of grand proportions where every design element has been considered to create a home rich in contemporary style and of utmost convenience. Positioned in exclusive Dalkeith just moments from the Swan River foreshore, quality schools, Dalkeith Village, sporting facilities, dining options and cafes and leafy reserves and parks, this stunning residence presents an exceptional opportunity for any family seeking a one-of-a-kind family oasis in one Perth's most coveted locales.

- 2013 Lawrence Scanlan Architect designed home
- Home cinema (all theatre equipment to stay)
- Wine cellar and tasting room

- Gym with ducted reverse cycle air conditioning, bi-fold doors, TV
- Outdoor BBQ, pizza oven and fridges
- 25m solar heated lap pool and undercover spa
- Two outdoor bathrooms
- Storage room (allowance for a sauna)
- Vegetable garden
- 5 car garage with workshop and 2 x storage areas
- Lift shaft exists, allowing for a lift to be installed
- Spanish stone flooring
- Retic and bore
- Alarm system
- Ducted reverse cycle air conditioning
- Concrete walls
- Commercial designed LED lighting

\* Floor plan available on request

\* Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.