

**9 Poppy Lane, Como, WA, 6152**

**Townhouse For Sale**

Saturday, 24 August 2024



9 Poppy Lane, Como, WA, 6152

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Chadi Damouni

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## BOUTIQUE RESIDENCE

Nestled on an exclusive use Survey Strata lot (no strata fees) this contemporary residence represents the epitome of modern living. The strategic location, just a short drive from esteemed educational institutions such as Penrhos College, Wesley College, and UWA University, positions the property in a coveted and vibrant community.

Boasting four generously sized bedrooms, including a ground-floor suite with an ensuite, the home seamlessly blends functionality with luxury, providing versatility for accommodating guests or establishing a second master suite.

The heart of the home lies in its open kitchen, lounge, and dining area, flooded with natural light and adorned with high-end finishes. The kitchen, a culinary haven, features top-tier cabinetry, soft-close cupboards, a double oven, an integrated rangehood, dishwasher, tiled splashback, and smartstone benchtops. This space effortlessly transitions to an alfresco area, extending the living space and creating a perfect backdrop for entertaining friends on pleasant evenings.

The upper floor unfolds a surprising volume of space and accommodation options. With the flexibility of three additional bedrooms or the utilization of a room as a study, residents have the freedom to tailor the space to their specific needs. The master bedroom, characterized by its grand proportions, exudes a hotel-like ambiance, offering a retreat-like experience within the comforts of home.

Beyond aesthetics, this property prioritizes practicality and energy efficiency. Features such as:

Double lock-up garage

32-course ceiling heights

Acrylic render for a sleek facade

A six-star energy rating

2.4m flush panel doors

Ducted reverse cycle air conditioning

LED lighting

Hybrid timber flooring

NBN smart wiring package

In summary, this residence seamlessly weaves together exclusive living on a Survey Strata lot, a prime location, thoughtful design, and an array of high-end features. It stands as a testament to contemporary luxury, offering a lifestyle that effortlessly combines elegance, convenience, and the warmth of a welcoming home.

City of South Perth | \$2,773 p/a

Water Corporation | \$1,323 p/a