

43 Winmalee Crescent, Caversham, WA 6055

Initiative

House For Sale

Monday, 30 December 2024

43 Winmalee Crescent, Caversham, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 509 m2

Type: House



Joshua Bellgard
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Contact Agent

This is one you don't want to miss! As you step into this striking four-bedroom family home, its contemporary design is immediately evident. A highlight of the home is the impressive staircase void that leads upstairs to the theatre room-ideal for family movie nights or hosting guests. The kitchen is thoughtfully designed with a walk-in pantry, generous cupboard space, a dishwasher, and premium Westinghouse oven and cooktop. With sleek waterfall benchtops and a bar recess in the dining area, it flows seamlessly into the open-plan living spaces, making it perfect for both everyday living and entertaining. The children's wing, thoughtfully positioned away from the main living areas and the master suite, includes three spacious bedrooms, a family bathroom, and a separate WC. The master retreat is a true haven, featuring a luxurious free-standing bath and a large walk-in robe for ample storage. Situated in a highly sought-after location, this property offers both convenience and lifestyle. Just a 1-minute drive from a nearby childcare centre and 5 minutes from the local primary school, it's perfect for families. With a bus stop only a 1-minute walk away, commuting is a breeze, while the quiet street provides a peaceful retreat. Adding to its appeal, the renowned Sandalford Winery is just a 2-minute drive, offering a perfect escape for wine enthusiasts and those looking to unwind.

So what's on Offer?

- Motorised roller blinds at the back (5 total) - 100% blackout for loft projector viewing
- 14,000mm natural gas fireplace (fully sealed, remote-controlled, with app access)
- 13 kW solar panels with 10kW inverter
- Double-glazed windows throughout (excluding bathrooms)
- Roller shutters at the front (4 total), remote-controlled
- Outdoor security cameras (POE - Power over Ethernet)
- 3-phase power
- Showers with niches
- Stone bench tops
- Upstairs theatre room for family entertainment
- Modern kitchen with abundant cupboard space
- Top of the range cooking and cleaning appliances
- Ducted reverse cycle air conditioning
- Tesla charger 11kW fast charger (gen 3)
- Expansive open-plan living area
- Luxury master suite with free-standing bath and large walk-in robe
- Practical mudroom for coat and shoe storage upon entry
- House built in 2023
- Very high lounge ceilings (5.3m)
- High ceilings throughout (30C - 2.58m)
- Ducted air-conditioning: 15.8kW cooling, 18kW heating
- Smart panel (Advantage Air) with individually remote-controlled zones
- Natural gas fireplace (fully sealed, remote-controlled with app access)
- Reverse osmosis water filtration system behind fridge
- Dimmable downlights throughout
- Oversized master bedroom (22.8m²)
- Square set ceilings (no cornices)
- Roof storage space (attic - 16m²) with easy access ladder
- 400mm rain showers
- Store room under the stairs (5.6m²)
- Electronic door locks with pin code (keyless entry)
- NBN Fibre-to-the-House
- Internal remote-controlled bathroom blinds
- Spare materials for the house: carpeting, hybrid flooring, tiles, bricks, paving
- Exact paint codes and rollers used for touch-ups
- Facing Bernborough Park
- Premium synthetic grass in backyard (168m²)
- Fully reticulated front yard (low maintenance)
- Drawings and 3D model of the house available upon request

This home combines stylish design with family-friendly functionality, making it the perfect choice for modern living. Contact Josh Bellgard TODAY for more information: Josh Bellgard P: 0448 824 300 E: joshua.bellgard@harcourts.com.au

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