

44 Arthur St, Caversham, WA, 6055

House For Sale

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EARNSHAW

Real Estate

44 Arthur St, Caversham, WA, 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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The Dreamiest Lifestyle

Maximum luxury meets magazine worthy elegance. This home reimagines family life and takes everything to the next level - yet is incredibly welcoming and designed to be enjoyed. As practical and high quality as it is beautiful, every feature has been considered here. The open plan kitchen, living, and dining space is evidence of this approach, with features such as a scullery with plumbed-in fridge recess, quality appliances including double ovens and a Bosch dishwasher, gorgeous timber-look flooring, and a lovely outlook - and access - to the decked entertaining area and lush lawn outside. But the dream is in the details, with subtle inclusions such as upgraded windows, ducted and zoned reverse cycle aircon, LED downlighting, soft-close cupboards and drawers, a complete home water filtration system, garden and lawn reticulation, solar panels, and even a couple of built-in Bluetooth ceiling speakers elevating your lifestyle.

They say beauty is in the eye of the beholder but it's undeniable that this home is a total showstopper. Immaculately presented, it has been treated to quality fixtures and a soft, beautiful colour palette accented by well-chosen options throughout. The footprint of the home capitalises on shape of the block, with living areas towards the rear, the main bedroom with its custom walk-in wardrobe and hotel style ensuite at the front, and the secondary bedrooms bookended by the study and the theatre room. So whether you fancy yourself as a home chef, delight in tinkering in the garage workshop space, or enjoy regular movie nights, you'll find everything you need already here. And if you love nothing more than entertaining friends, well, you'll be beyond pleased with the decked alfresco area. The lawn and gardens make for a pretty outlook while you play host. Simply add your patio furniture of choice, bring out the BBQ, and get social.

Features Include:

- Modern & elegant 2021-built Home
- 4 bedrooms
- 2 bathrooms
- Plus theatre & activity/study rooms
- Open plan kitchen, living & dining
- Stunning kitchen features marble-like stone benchtops, subway-style tile splashback, stainless-steel undermount sink, multiple soft close cupboards & drawers & overheads & central island with breakfast seating & pendant lighting
- Scullery with stone benchtops, tile & window splashback, double stainless-steel sink, plumbed refrigerator recess more soft-close cupboards & overhead & large walk-in pantry
- Quality appliances Include: Fisher & Paykel double ovens, gas cooktop, & integrated rangehood & Bosch dishwasher
- Laundry with stone benchtops, tile splashback, large linen & broom cupboard, cupboards with built-in hamper drawer & sink
- Large main bedroom with both walk-in custom fitted wardrobe & mirrored custom wardrobe
- Beautiful ensuite with stone benchtops, raised basin, walk-in shower & separate WC
- 3 secondary bedrooms with built-in mirrored wardrobes
- Bathroom with stone benchtops, raised basin, shower, bath & separate powder room
- LED downlights lighting with Clipsal Iconic light switches
- 30course ceiling height throughout with cornicing
- Laminate planking with matching scotia & carpeting
- 10.5mm glass windows throughout with plantation shutters & sheer window treatments
- Ducted & zoned reverse-cycle air-conditioning
- 2 Bluetooth in-built ceiling speakers
- Solar panels
- Gas instantaneous hot water system
- Complete Home filtration system on entire home
- Decked alfresco entertaining area plus lawn & built-in bench seating
- Covered front porch with large timber front door
- 2 car garage with extra workshop space & rear roller door
- Service entry into home from both garage & driveway
- Easy-maintenance freshly mulched gardens & lawn on automated reticulation

- Classy specification with neutral colour selections & white paint
- Immaculately presented!
- 418m² fully fenced corner block

Fully fenced for convenience and peace of mind, this 418sqm block has been put to perfect use and you can simply move in and start living your loveliest life. It's incredibly low maintenance too, with reticulation and landscaping doing most of the heavy lifting when it comes to garden care. In fact, you could lock and leave and jet off on holiday with barely a second thought! The 2 car garage adds an extra layer of peace of mind whenever you're away, while the service entries via both the garage and the driveway add convenience when you arrive home again. And just when you thought this home couldn't get any better, there's the location. Caversham is a lovely blend of nature and opportunities to indulge a little, so make the most of it and explore the local surrounds. Whiteman Park is only minutes away, the quirky shops of Guildford are just over the river, the chocolate factory is a delicious destination, and the numerous vineyards of the Swan Valley are calling your name. Schools, shops, and parks are all located close by too, making this property a brilliant choice for your family.

Love your life.

For more information on 44 Arthur Street Caversham or for friendly advice on any of your real estate needs please call Randi Macpherson on 0408 559 247.

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