

49 Browne Avenue, Dalkeith, WA 6009

House For Sale

Thursday, 16 January 2025



49 Browne Avenue, Dalkeith, WA 6009

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 1012 m2

Type: House



James Peach
0433464339



Will Cleggett

Offers

Set on a North-facing quarter-acre block with a 23-metre frontage in one of Dalkeith's premier streets, this grand Georgian style 5-bedroom 4-bathroom residence offers the ultimate in family living - combining space and sophistication with contemporary charm and elegance. This meticulously designed two-storey residence boasts impressively large rooms, high ceilings and multiple expansive living zones, showcasing the intersection of glamour and functionality. A sweeping return driveway leads to double front doors and thence to a wide entrance hall with newly polished blackbutt floorboards. To the right of the foyer, double French doors reveal a spacious and carpeted formal lounge or music room, with a welcoming fireplace. To the left, is a generously proportioned carpeted room, suitable for use as a home office. A ground floor laundry with a chute from an upstairs bathroom has ample storage space and external door access to the garden. Downstairs, also, is the central formal dining room with direct access to the family room and double French doors opening to the pool courtyard. A huge games room, with space for a pool table, that has a plumbed bar and double French doors opens to a central open pergola courtyard, with a series of ponds and a gas bayonet for summer barbecues. A separate powder room serves this area of the home. A large open-plan family, meals and kitchen area is where most of your casual family time may well be spent. It features another fireplace, built-in storage, shelving and media cabinetry, dual recessed ceilings, integrated ceiling audio speakers, a series of French doors to the central courtyard, poolside pergola and garden areas. The kitchen is equipped with quality bench tops, an island breakfast bar, double sink, a water-filter tap, an appliance nook, a walk-in pantry, a stainless-steel range hood, a five-burner gas cooktop, a Neff oven and grill, an integrated Panasonic microwave and Bosch dishwasher. A separate section of the ground-floor houses a fifth (or guest) bedroom suite - the perfect alternative master wing with a built-in double wardrobe and ensuite bathroom including a shower, toilet, vanity and heat lamps. Upstairs, a light-filled television/media room makes it four separate living zones in total, with French doors opening to a north-facing rear balcony with leafy pool views. The large master-suite next door has a striking recessed ceiling, a large fitted walk-in dressing room and a spacious front balcony (through dual French doors). An ensuite bathroom includes a bath, separate shower, vanity, heat lamps and a separate toilet. A further bedroom has its own walk-in robe, computer desk, leafy aspect and ensuite bathroom. Another two bedrooms enjoy semi-ensuite access to another bathroom (with laundry chute), fitted double built-in robes, corner desks, storage cupboards and a verdant window vista. Step down into the expansive basement to discover your very own wine cellar, with slate floors, ample bottle racking and a separate storeroom. Within easy reach of this property are the Birdwood Parade Reserve, the Esplanade and picturesque Swan River, the Nedlands Yacht Club, Nedlands Golf Club, Dalkeith Primary School and other excellent local sporting clubs. It is proximate to bus stops, the local shopping village, and a short distance to Claremont Quarter, schools, medical facilities, and so much more. Features include: - Grand entry foyer - Ducted and zoned reverse-cycle central air-conditioning - Security-alarm system - Swimming Pool - Large Cellar with wine racks - Billiard Room with built-in bar - Feature down lights - Feature ceiling cornices - High feature skirting boards - Hot/cold water outdoor shower - Two (2) gas hot-water systems - Established gardens with new bore garden water reticulation system - Private rear access via Bee Eater Lane - into an extra-large remote-controlled lock-up double garage with a pool storeroom, a separate and spacious lock-up storeroom - Return drive with electric car access gates - 1,012 sqm (approx. quarter acre) block - Built in 1996 ALL OFFERS PRESENTED ON 28 JAN 2025 4:00PM (Unless Sold Prior) The seller reserves the right to accept an offer prior to the closing date without notice. Disclaimer: This information is provided for general information purposes and reference only. It is based on information provided by the Seller and may be subject to change and/or further enquiry. No warranty or representation is made as to its accuracy and interested parties should make their own independent enquiries.