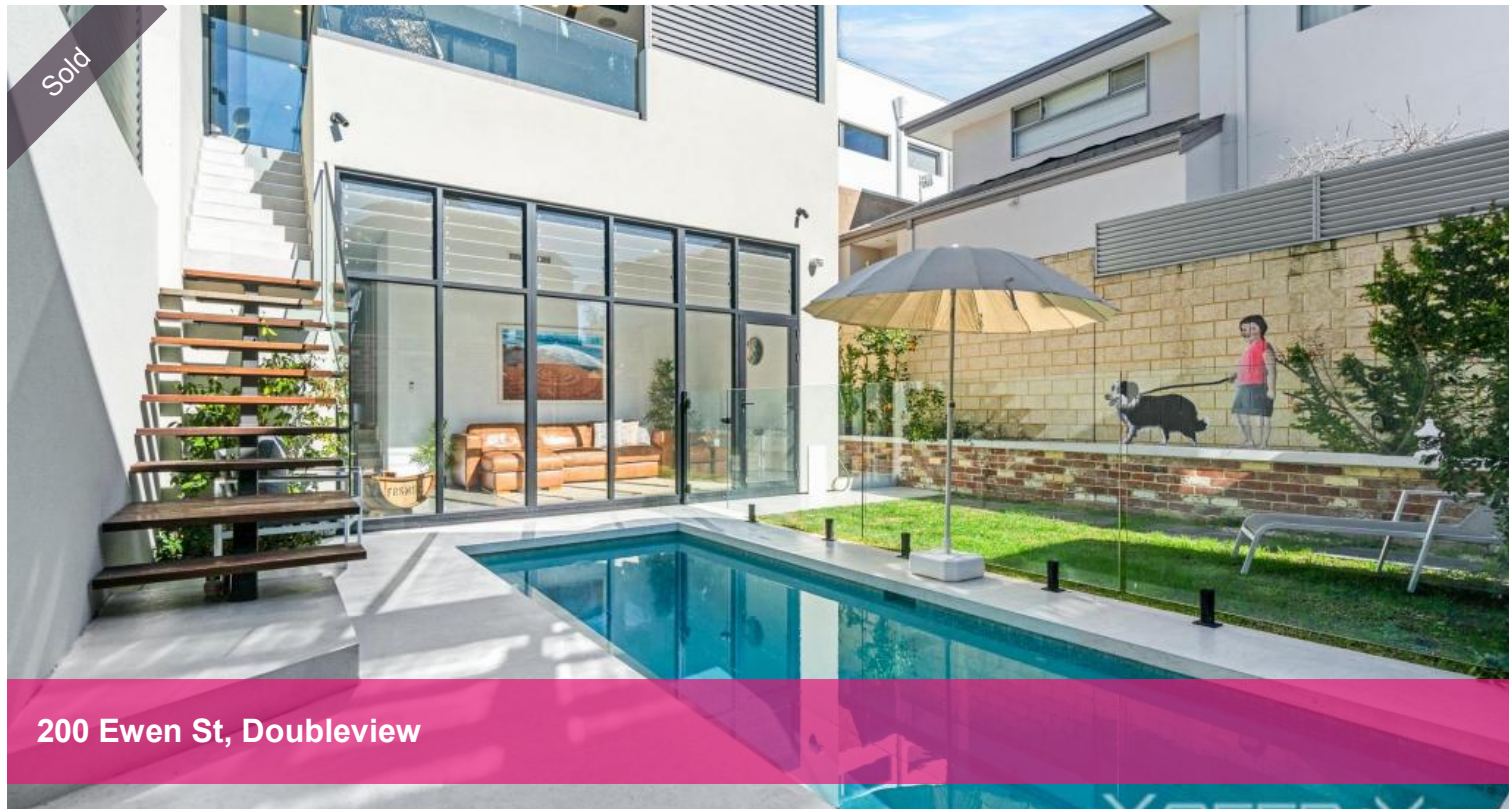


Sold



200 Ewen St, Doubleview



## Stunning Executive Residence with Spectacular Lake and City Views!

Boasting an architect-designed, contemporary layout and sun-drenched, north-facing aspect, this stunning double-storey executive residence in Doubleview is ideal for professionals and families.

First impressions count, and this home certainly delivers. An exterior stone wall, simple landscaping, a striking oblique balcony draped in greenery, and an oversized pivot entry door welcomes you home. Step inside, and the floating oak staircase, towering rammed earth feature wall and soaring void will take your breath away.

The unique design features an 'upside-down' configuration, with three bedrooms and 2.5 fully-tiled bathrooms on the lower level. The beautifully appointed main suite comprises a customised walk-in robe, wall-to-wall windows with external access and a resort-style ensuite with circular black basins and vanity mirrors, and chic matt black tapware. The generous minor bedrooms are fitted with mirrored built-in robes and plush carpets.

Past the modern laundry, powder room and luxe family bathroom, complete with a freestanding black bathtub, step down to a light-filled sunroom. Perfect for games or relaxation, you'll love the north-facing outlook over the heated saltwater pool and easy-care rear gardens.

The upper level is where you'll find the open-plan family zone, where expansive glass windows and doors invite abundant light into the home. The sophisticated kitchen boasts a suite of high-end Miele cooking appliances, an integrated Smeg dishwasher, and a sweeping stone island bench with

🛏️ 4 🚗 3 🚗 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27782

### Agent Details

Ken Yan - 0488 886 698  
Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

waterfall ends. Adjacent, a cavity door leads to a butler's pantry equipped with ample storage space, an additional sink and plumbed double fridge recess.

The street-facing balcony offers phenomenal views across Herdsman Lake to the Perth city skyline and hills beyond. The rear alfresco terrace features an outdoor kitchen with integrated bar fridges and a built-in Beefeater BBQ. If you don't mind heights, you can access the pull-down ladder and enjoy phenomenal views from the rooftop. There's also a bar and wine cellar with 112 bottle capacity and an office nook with a desk and built-in cabinetry on this level.

A distinctive feature of this masterpiece is the fully self-contained retreat positioned above the double lock-up garage. With a living area, full bathroom, a kitchenette fitted with a sink, cabinets and bar fridge, this space is ideally suited to multi-generational families, adult children living at home, guests or short-stay accommodation. It even has a private balcony with views! Inside the garage, you'll also find a Swedish-style, cedar-lined sauna, as well as the pool pump and heater.

Expertly utilising the compact and highly elevated 373sqm block, this superbly located home offers proximity to Jackadder Lake, spectacular Herdsman Lake and Regional Park, and Westfield Innaloo. You'll also be just 3km from Scarborough beach and lifestyle precinct and in the highly desirable Churchlands SHS zone.

Prepare to be impressed! Contact Ken Yan on 0488 886 698 or Adam Whitford on 0406 616 608 to register your interest in this magnificent property today.

Features include, but are not limited to:

Four bedroom, 3 bathroom executive residence

Two powder rooms, 2 office nooks

Architect-designed (Modern Ark Layout Design)

Spectacular views of Herdsman Lake, Perth CBD and hills

373sqm block, total 380sqm living area

Rear laneway and street access

Self-contained studio above the garage

Rooftop viewing deck

North-facing entertaining areas and pool

Luxury kitchen with Miele appliances and butler's pantry

Outdoor kitchen with built-in BBQ

Polished concrete and French Oak flooring

Stone surfaces in the kitchen, bathrooms and laundry

Floating French oak staircase with frameless glass balustrading

Rammed earth feature wall

Wine cellar and bar with 112 bottle capacity

High shadowline ceilings

Heated saltwater pool and sauna

Double glazing throughout  
Electric roller blinds throughout  
Zoned reverse-cycle air conditioning with linear grilles  
Double lock-up garage plus driveway parking for 2 cars  
26-litre instantaneous gas hot water system  
Extensive storage  
CCTV cameras  
Internal alarm  
AV intercom  
Furniture and non-fixed appliances are available by negotiation

Location (approx.distances):

3km to Scarborough Beach  
1.2km to Westfield Innaloo  
1km to Woodlands Primary School  
2.5km to Churchlands SHS  
2.5km to Hale School  
1.1km to Jackadder Lake  
2km to Herdsman Lake & Nature Reserve  
2.6km to Stirling Station

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*