



48 Swanview Terrace, South Perth



## Under Offer - Luxurious New Double-Storey Home in South Perth - 200 Metres from the River

We are proud to present this newly completed, high-specification double-storey Green Title Home in the prestigious South Perth area. This exquisite property offers a unique opportunity for both local and overseas buyers, ready for immediate move-in.

### Key Features:

- 5 Bedrooms, 4 Bathrooms, 6 Toilets: Spacious enough to accommodate large families, ensuring comfort and convenience for all members.
- Multiple Living Spaces: Includes 2 living areas, and a study/office, providing ample space for relaxation and productivity.

### Premium Specifications:

- Double brick construction with double glazing for enhanced insulation and soundproofing.
- Stunning 1200x600 large ceramic tiles throughout the property.
- Fully equipped with premium Miele appliances in the kitchen.
- Sleek lacquered cabinets and wardrobes, offering a modern and clean aesthetic.
- Secure the aluminium front door with an electronic smart lock for added safety.
- Smart home features with mobile-controlled lighting and power switches.
- Electric gate with terrazzo paved driveway, combining convenience with elegance.
- Custom-designed bathroom vanities with smart mirrors for a luxurious

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	30337
<b>Land Area</b>	389 m <sup>2</sup>
<b>Floor Area</b>	363 m <sup>2</sup>

### Agent Details

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### Office Details

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touch.

- High 2.4m lacquered doors, adding to the grand ambience of the home.

#### Floor Plan Highlights:

On the ground floor, the home features an open-plan living and dining area with direct access to the outdoor dining and alfresco spaces, creating a perfect environment for entertaining. The centrally located kitchen is equipped with modern amenities and ample storage, ensuring both functionality and style. Bedroom 4, complete with an ensuite and walk-in robe, provides a comfortable space for guests or family members. Additional spaces on this level include a welcoming porch, a convenient laundry room, a powder room, and a practical store room.

The first floor offers a luxurious master bedroom with a walk-in robe and ensuite, complemented by high-end fittings. This level also includes an activity room/media room/5th Bedroom and a study, offering versatile spaces for family activities or a home office. Bedrooms 2 and 3 each come with built-in robes and private ensuite, ensuring privacy and comfort for all residents. A cozy sitting area provides an additional space for relaxation or reading.

#### Outdoor Area:

The backyard features a private pool, perfect for enjoying the warm Perth climate, and a wood-plastic composite decking area that enhances the outdoor space with its durability and style, providing an ideal spot for relaxation and gatherings. The landscaped gardens add to the aesthetic appeal, creating a tranquil environment.

#### Prime Location:

Located at 48 Swanview Terrace, South Perth, this property is just 300 metres from the river, offering stunning views and easy access to the serene riverside. South Perth is renowned for its vibrant community and convenient amenities.

#### Nearby Landmarks and Facilities:

- South Perth Foreshore: Ideal for leisurely walks, picnics, and enjoying the picturesque views of the Swan River.
- Mends Street Jetty: Provides ferry services to Perth CBD, making commuting easy and scenic.
- Royal Perth Golf Club: A premier golf course offering world-class facilities.
- Angelo Street Market: A bustling hub with a variety of shops, cafes, and restaurants.
- Perth Zoo: One of the most popular attractions, perfect for family outings.
- Wesley College and Penrhos College: Prestigious schools known for their excellent education programs.
- Public Transport: Well-connected with multiple bus routes and nearby train stations for easy travel across the city.
- Shopping and Dining: Close to various shopping centres and gourmet dining options.

Experience the epitome of luxury living with this meticulously designed home.

Contact Adam Whitford on 0406 616 608 or Ken Yan on 048888 6698 today to arrange a private viewing and make this dream home yours.

*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.*

