



50 High Street, Sorrento



The High Life!

* Current Offer \$1,700,000 1 Registered Bidder * For sale by Open Negotiation (flexible conditions online auction). Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

This extraordinary five-level 5 bedroom 3 bathroom home isn't just a place of residence—it's a vertical symphony of both innovation and elegance.

It's also a very solid build where architecture defies convention and imagination takes flight. Each floor unfolds like a chapter in a story of creative genius, offering unique living spaces that blend seamlessly with stunning ocean views and cutting-edge features.

The ground level comprises of a tiled storeroom – with its own under-stair storage for good measure – and a large remote-controlled double lock-up garage, boasting ample mezzanine storage and two internal shopper's entry doors. One of them even revealing a huge carpeted gym that just happens to be the coolest room in the house.

The first floor is where most of your living will be done – within the airiness of a spacious and tiled open-plan family, dining and kitchen area. This central hub features another under-stair storeroom, a gas bayonet for heating, split-system air-conditioning, a Regency wood-burner fireplace, high raked ceilings, a breakfast bar for quick bites, an island bench, sparkling granite

5 3 2 711 m2

Price Current Offer
\$1,700,000

Property Type Residential

Property ID 30717

Land Area 711 m2

Agent Details

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

bench tops, double sinks, a stainless-steel Westinghouse gas cooktop, matching stainless-steel Westinghouse integrated-oven and microwave appliances and a stainless-steel Ilve dishwasher to keep with the theme.

Also on this level is a fully-tiled laundry-come-third bathroom (with feature subway tiles, a separate fully-tiled toilet, a shower and access out to the side drying courtyard) and a terrific outdoor alfresco-entertaining space off the family room – splendidly overlooking a shimmering below-ground heated swimming pool and an adjacent spa. The countdown to summer well and truly begins out here.

The second floor doubles as the home's entry level that can also be accessed from the “front” door – actually positioned down the side of the residence and past a delightful decked area that can easily accommodate a table and chairs. The landing area here has two custom storage boxes, whilst a fully-tiled main family bathroom will charm you with its bubbling corner spa bath, a showerhead, a toilet and vanity basin for washing up. The latter also services three of the minor bedrooms – spacious queen-sized third and fourth bedrooms with ample built-in-wardrobe and storage options, split-system air-conditioning and timber-look floor tiles, as well as a separate fifth bedroom with matching floors and the possibility of being converted into a home office, right beside the entrance foyer and its striking limestone feature walls.

The third level comprises of a huge games room with wooden character floorboards, more high raked ceilings, original brickwork, a large timber bar – with extra storage – and access out to a fantastic wraparound L-shaped balcony that is bright, breezy and enjoys a pleasant combination of sea and tree-lined vistas.

The top floor is the ultimate “parents' wing” where a generous retreat has split-system air-conditioning and a timber-lined ceiling. There is also a separate front balcony deck with its own leafy north-facing inland outlook, separating a versatile second bedroom, nursery or study from a massive master suite and its ceiling fan, split-system air-conditioning, separate “his and hers” built-in robes and sweeping ocean views to our famous Rottnest Island. A modern connecting ensuite features an over-sized shower, a vanity, toilet, heat lamps and a separate two-way shaving room – or make-up area – that can be set up any which way you like and has a second basin. It all comes down to personal preference.

There is even potential in place for subdivision and development, due to the property's private access via the tranquil Lane Three cul-de-sac at the rear. However, that's more for down the track – and only if you are that way inclined.

For now though, embrace an amazing coastal location within walking distance of the lush green Robin Reserve and Braden park, as well as bus stops, beautiful Marmion Beach and the popular Marmion Angling and Aquatic Club. The likes of Hillarys Boat Harbour, the new Hillarys Beach Club, Sacred Heart College, Sorrento Quay, Sorrento Primary School, Duncraig Senior High School, Marmion Village Shopping Centre, seaside cafes and restaurants, more public transport, major shopping centres, golf courses, the freeway and so much more are also within an extremely close proximity for living convenience.

Every single level invites you to explore a new dimension of comfort here, where an extraordinary architectural design meets unparalleled functionality in a home that's as dynamic and distinct as you are!

Other features include, but are not limited to:

- Feature pivot entry door
- Freshly painted
- New roof installed
- New carpets to all of the top-floor rooms (retreat, 2nd bedroom, master suite)
- New lighting
- Timber doors and arches
- Solar-power panels
- Heat pump to the pool
- Feature ceiling cornices
- Feature skirting boards
- White plantation-style window shutters
- Security doors
- Instantaneous gas hot-water system
- Manual reticulation
- Side lean-to/wood storage area
- Ample driveway and verge parking space
- Living area 325sqm
- Total area 465sqm (including garage, gym, balcony, alfresco and porch)
- Spacious elevated 711sqm (approx.) block with gated side access – and a rear gate to access the laneway with
- Built in 1978 (approx.)

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.