

22 Hillway, Nedlands, WA 6009

House For Sale

Friday, 3 May 2024

W
PORTEOUS
REAL ESTATE BROKERS & AUCTIONEERS

22 Hillway, Nedlands, WA 6009

Bedrooms: 5

Bathrooms: 6

Parkings: 8

Area: 1012 m2

Type: House



John Hunter
0427654352

UNLESS SOLD PRIOR OFFERS BY 5PM MON 27TH MAY

OFFERS TO BE PRESENTED ON OR BEFORE 5PM MONDAY THE 27TH MAY 2024. The Seller reserves the right to sell prior. PROUDLY CO-LISTED WITH ANDY THORPE - T&J REAL ESTATE A revered Nedlands address is the exclusive hillside setting for this unparalleled family residence and landmark estate with mesmerizing Swan River and city views forming an extraordinary backdrop to the dynamic architecture of this magnificent home. Showcasing a harmonious fusion of contemporary grandeur and timeless elegance, this impressive magnificently appointed residence is constructed to a spectacular scale, setting an unprecedented standard in refinement, sophistication and luxury. The arresting symmetry of the home is complemented by idyllic grounds and captivating river and city views whilst a thoughtfully considered layout perfectly balances luxurious family living and entertaining on a grand scale. Formal and informal spaces invite both complete relaxation and absolute sophistication in equal measure. Extending over three levels, a sublime harmony of light filled formal, casual and entertaining areas flow effortlessly to multi-tiered outdoor spaces. Almost every room connects directly to the outdoors to a terrace, balcony, manicured gardens or the resort style pool area. Interiors feature grandly proportioned, beautifully balanced rooms at every turn - a dramatic semi-circular entry foyer, elegant drawing room, vast interconnected family living and dining spaces, sophisticated contemporary kitchen with every conceivable luxury and five en-suite bedrooms over two levels, four each with their own sitting rooms. Lower ground floor rooms include a huge linked games/pool room and theatre room with projector, elegant bathroom, hotel sized laundry, temperature-controlled wine cellar, eight car garage and gym. Upper level accommodation is extravagant and palatial - a spectacular master suite of rooms with sweeping river vista, study and sitting area, vast dressing room and opulent en-suite. A second master suite with sitting room, balcony, huge dressing room and luxury en-suite and third king size bedroom with sitting room, balcony, walk in robe and sublime en-suite. Outside, a majestic range of living spaces for every occasion - a pristine 22m resort inspired solar heated pool with beautiful travertine paving, a wraparound alfresco for dining/relaxing and a large undercover activity area perfect for table tennis. Stairs link to mid-level family outdoor entertaining - a huge wraparound deck with server windows opening from the kitchen to dining and lounging areas, and a semi-enclosed alfresco with TV/sitting area and second luxury kitchen. A luxury rooftop garden bbq terrace with magnificent 360° views across the city, Swan River to Attadale and the surrounding hillsides. Perfectly located close to the stunning Swan River foreshore, JH Abrahams and Charles Court Reserve, Melvista Reserve, Nedlands Tennis Club, Royal Perth Yacht Club, UWA, iconic Steve's Hotel, Nedlands Primary, all the gorgeous cafes, restaurants and shops on Broadway as well as easy access into Perth CBD. Features: • 5 huge en-suite bedrooms with dressing rooms/walk in robes • 4 with sitting rooms/study • 3 family living areas • Fridge drawer to kitchen island • Dry scullery/butler's pantry • 2nd floor to ceiling pantry/appliance/china store • Alfresco kitchen • Beautiful Karri floors • Custom jarrah doors with keyless entry • Automated block blinds through out • Ducted vacuum • Smart aircon control • Intercom connecting every room • Electric gates • Rooftop terrace • 22m solar heated, salt chlorinated pool • 8 car garage, plus additional 2 carport