

6 Morrell Way, Lesmurdie, WA 6076

Under Contract

House 5  3  4 



## A SANCTUARY OF SPACE & LIFESTYLE

Privately positioned in a tranquil, family-friendly pocket of Lesmurdie, this is more than just a home, it's a place where life slows down, spreads out, and truly comes together.

Set proudly on a 1,549 sqm (approx.) corner block and beautifully renovated, this expansive 5 bedroom, 3 bathroom, plus study, residence blends modern comfort with the charm of a relaxed hills lifestyle. From the moment the electric gate opens, you're welcomed into a world of privacy, space and possibility.

Before you even step inside, the scale sets the tone. A double lock-up garage is complemented by an expansive 7.5m x 7.8m (approx.) powered workshop, complete with a gable roof and double roller doors. There's generous parking for a boat, caravan, trailer  $\frac{1}{2}$  or all three.

Inside, warmth meets functionality. Rich Jarrah flooring anchors the sunken front lounge, while a dedicated study/home office provides the ideal work-from-home retreat. All the living areas and bedrooms enjoys its own air-conditioning, ensuring year-round comfort no matter the season.

At the heart of the home, a spacious open-plan family and dining zone, complete with built-in shelving, flows effortlessly into a superbly appointed chef's kitchen. Stone benchtops, tiled splashbacks, sleek cabinetry, and abundant storage are complemented by premium appliances, including a 900mm Omega gas cooktop, a 900mm Westinghouse oven, and a Bosch dishwasher. Two breakfast nooks invite slow mornings and easy conversations.

The ground-floor master bedroom is a sanctuary of its own, complete with a full wall of built-ins, backyard and firepit access, and a beautifully finished ensuite with twin vanities, rain shower head, heated towel rails and heat lamps.

Alongside it, you'll find three additional well-sized bedrooms with two featuring built-in robes, ideal for kids, guests or evolving family needs. The fully renovated main bathroom features a rain shower head and separate bath, delivering both style and practicality.

Upstairs, a spacious parents' retreat offers a generous living area that flows onto a private balcony with serene treetop views. Complete with its own ensuite and fitted walk-in robe, it's an ideal space for a teen retreat or a private master suite sanctuary.

Step outside, and the home truly comes alive. An expansive pitched patio overlooks a heated below-ground pool with a waterfall feature, alongside a bubbling outdoor spa under a shade sail and surrounded by well-manicured hedges.

### Listed By

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**Open for Inspection**

By Appointment.