



Sold



6 Starfire Close, Halls Head

3 2 2

Bali Island Style Inspired

- 3x3x2 with study
- 670m² lot
- 233m² building area
- Possible Canal mooring up to 9m (jetty licence to be obtained on installation & approval of bollard or mooring posts)
- 15.825 canal frontage
- Double thatch roof carport
- Built in 1999 by Edmonds Fine Homes

First open home 9 Nov, unless sold prior.
Private viewings from 3 November

The 'Rumah Legian' follows the traditional layout of a Balinese home with a gatehouse entrance and spacious courtyard with water features. The gatehouse with its thatched roof and traditional columns is a hint of what is to come. All the columns in the house follow the Balinese format of wide base, narrow middle section and wide upper sections which is said to represent the human form.

The relaxed open-air living and natural style of a Balinese pavilion enchanted the builder of this home to replicate the style. As quoted by the coveted Homes & Living 1999 Yearbook, in which this property featured, it took Peter from Edmonds Fine Homes three to four

FOR SALE

Best Offer Over \$2,080,000

AGENTS

Tony Dos Santos
0466 550 512
tdossantos.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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months to research & design the home, then another 10 months to source the material. " In the end I went to the architects who designed The Bali Four Seasons Resort, Grounds Kent, to finalise the plans. They had already done a lot of the research and were able to solve some of the challenges straight away" Peter was quoted in the magazine.

Open the front door and you look through the length of the house to the canal beyond. This lot is 8.9m longer than the lots to the left, allowing for almost 44m of depth and expansive canal views and large entertaining space.

Cool stone-like ceramic tiles, an abundance of cedar, distressed paintwork and suede finishes on the walls contribute to the established Bali feeling of the house.

The living area has a feature chimney made from Margaret River natural stones, a very high thatched roof ceiling and bifold doors which can be folded away in summer to create an open pavilion and is set down from the dining room and kitchen area. There is also a study or privacy room on the ground level.

This is exactly the pavilion —type feeling the builder was looking for. The thatch installation took time, effort & precision and was a real challenge from the onset. Installed on a tin roof the thatch was used as a lining and for effect and the method of installing it was completely different.

The main bedroom and en suite downstairs with canal view was inspired by the Bali Four Seasons Resort, not your standard luxurious en suite- the bedroom and en suite are wrapped around a tropical courtyard garden complete with outdoor shower, and has feature doors opening out to the canal. High walls & plants ensure privacy. It looks like a 5-star hotel, coming home is like going on holiday, a relaxed lifestyle so many people want. The bathroom is open to the bedroom, featuring separate toilet, long shower, double basin, and a gorgeous free-standing bath.

The kitchen has Smeg Appliances (5 plate gas top) and boasts canal views whilst you are cooking. The dining area also has a view of the canals. This house is set back allowing great space to the canal wall, further widening the distance from homes across the already very wide canal.. The 3x3 Bali Hut with hammock is just an absolute stunning setting on this canal front.

Upstairs there are two bedrooms, a bathroom and a bar/kitchenette area with basin that would be perfect for summer entertaining. As you land up the stairs you are greeted by a large relaxing lounge or reading area, or even games room, with Bifold sliding windows that fold away turning the room into a large veranda that is open to summer breezes on both sides, and glorious canal views. Being on the second storey means there are extensive views of canal and surrounding areas. The bathroom servicing upstairs is a wonder of natural light and canal views, almost enveloped by the glass windows.

This home involved hard working designing and finishing, and has a lot to love with its innovations, from the material sourced to installing the Bali style finishes.

One bedroom even has its own Juliette balcony with magnificent canal vies.

The bar area has bifold sliding windows that can be folded away leaving the area open like a veranda.

Featuring:

- Mediterranean Ceramic Tiles
- Arco's uPVC double glazed sliding doors/windows (doors/windows of master bedroom and the bedroom upstairs with balcony are original cedar wood doors/windows).
- Inspired interior decorations by Camilia Forbes
- Thatch by Africa Thatch
- Furniture by Classique Imports
- Numerous water features to amplify Bali living
- Coir Matting by All Nature Flooring
- Outside shower by master bedroom
- Carport thatch Bali style component, plus storeroom and extra toilet in store
- Ducted A/c
- Thatch Hut 3x3m
- Potential canal mooring up to 9m (jetty licence to be obtained on installation & approval of bollard or mooring posts)
- Cedar wood doors all cupboards
- 15m canal frontage
- Woodburning fireplace
- Retic

Within walking distance to Mandurah Foreshore, as well as the current Sutton Farm development, schools, pharmacy, IGA and many parks making this area a perfect holiday living or permanent canal residence, just an hour from Perth.

First open home only on 9 Nov, unless sold prior.
Private viewings from 3 November

MORE DETAILS

Property ID	4S8UFF2
Property Type	House
Land Area	670 m2

Tony Dos Santos 0466 550 512

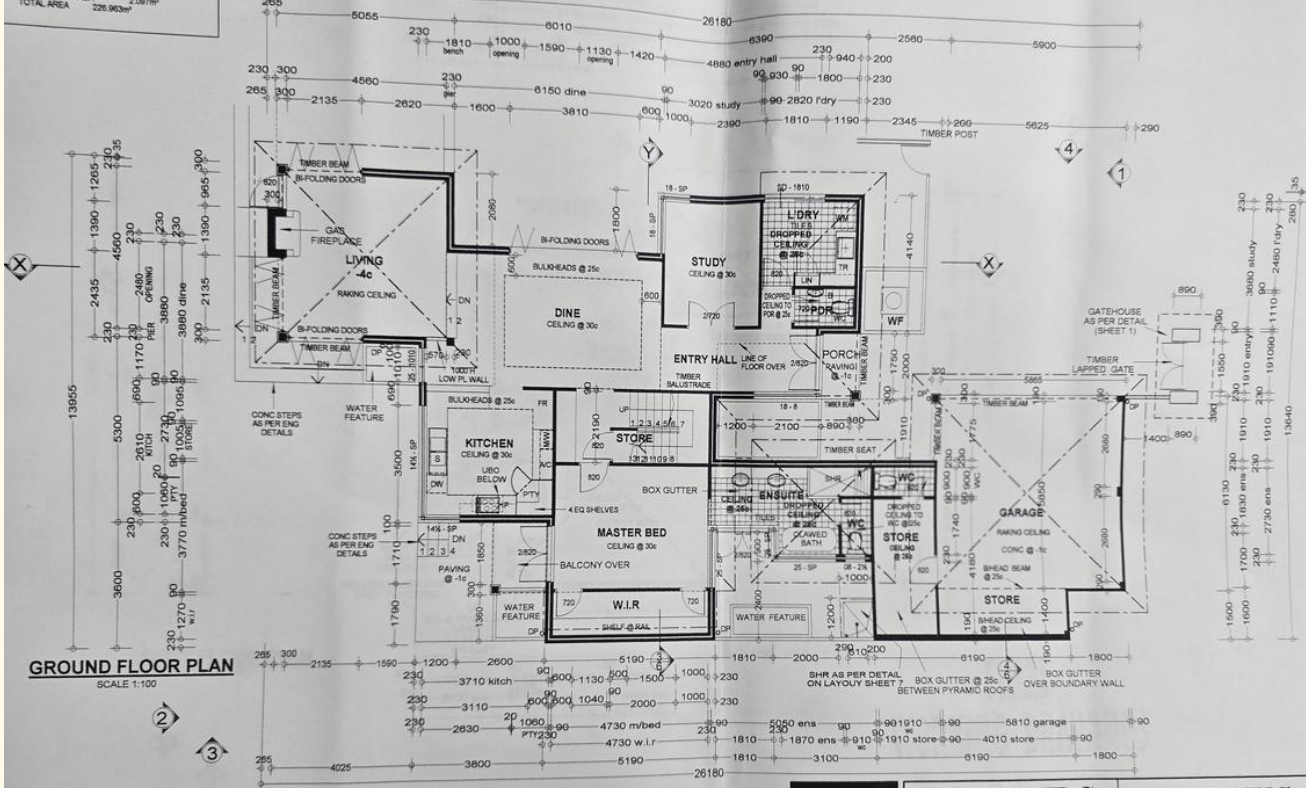
Sales Executive | tdossantos.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au



GROUND FLOOR AREA 169.580m²
 GARAGE/STORE AREA 42.788m²
 PORCH AREA 2.282m²
 "SALE" AREA 12.246m²
 GATEHOUSE AREA 2.037m²
 TOTAL AREA 228.963m²



**FINAL
 WORKING DRAWINGS**



**EDMONDS
 FINE HOMES**
 7 Miller Place, Booragoon W.A. 6154
 P o Box 1633 Booragoon W.A. 6954
 Phone 9315 9889 Fax 9364 2852
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LOT 805 STARFIRE CL PORT MANDURAH (RUMAH LEGIAN)	
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