



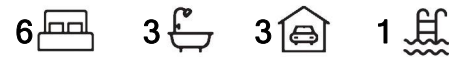
## Lesmurdie, 3 Jillara Court

### Castle on the Hill A Masterpiece of Luxury Living

Perched majestically atop the prestigious Lesmurdie Falls, this unparalleled estate spans approx 1932sqm and offers panoramic views of the stunning Perth skyline. Nestled in a tranquil cul de sac, this home would not look out of place among the opulent estates of the Hollywood Hills. Every detail of this residence exudes luxury and comfort, promising a lifestyle of unparalleled elegance.

From the moment you approach this extraordinary home, its grandeur is evident. Set across four expansive levels, the property boasts a wealth of features that cater to every conceivable need and desire. A triple car drive-through garage and side access for a boat or caravan ensure ample space for all your vehicles and recreational toys. Double glazing throughout the home provides energy efficiency and sound insulation, while six split system air conditioners and temperature-controlled flooring guarantee year round comfort.

Upon entry, the grand foyer greets you with an inviting sitting area, setting the tone for the



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luxury that lies within. To the right, a beautiful Jarrah spiral staircase ascends to the top living area, where a large executive style office awaits. This workspace is a masterpiece of design, featuring cedar-lined roofing, abundant built in Jarrah cabinetry, and a split system air conditioner for optimal comfort.

The top floor also houses the massive master suite, a sanctuary of sophistication and relaxation. Spanning approximately 8.8m x 5.5m, this suite includes a central spa, an open plan bathroom with twin vanities, a bidet, a separate powder room, a huge built-in robe, and a large walk-in dressing room. Step out onto the expansive balcony and take in the breathtaking views of the Perth skyline, or relax in the adjoining lounge/theatre area, complete with a cedar-lined ceiling and a cozy fireplace.

Descending one level from the top floor, you'll find two generously sized bedrooms, both with walk-in robes and one featuring built-in cabinetry. There are also two more bedrooms, each as spacious as a typical master bedroom, all conveniently located near a well appointed bathroom and a separate powder room with a basin. The ground level offers a sizeable second lounge room and a large formal dining area, both with spectacular views overlooking the expansive pool area and meticulously manicured lawns and gardens.

The heart of the home, the gourmet kitchen, is a chef's dream. Featuring wrap-around stone benchtops, ample cupboard space, and top-of-the-line Miele appliances, including a dishwasher, oven, induction cooktop, and rangehood, this kitchen leaves nothing to be desired. The large walk-in pantry provides plenty of shelving, and rollaway cupboards offer a discreet space for everyday appliances there is also an informal dining area attached to the kitchen.

On the lower level, discover two more bedrooms, one an impressive approx 6.7m x 4.8m, with a built in robe and stunning views over the pool area and rear yard. This level also includes a substantial storage room, a well-appointed bathroom with a separate bathtub and shower, and an approx 2.2m x 2.1m sauna. A separate W/C with a basin and a large laundry room with ample cupboard space and multiple sinks complete this floor.

Step outside to find the second-floor balcony, which features a huge electronic awning that extends 4-5m at the touch of a button. Glass balustrading and stairs lead down to the magnificent pool, approximately 13m long and 6m wide, making it the perfect venue for summer pool parties, corporate events, or even weddings. A shower and toilet block attached to the pump house ensures convenience for your guests. Two large pool pumps and a king-sized sand filter maintain perfect water quality year-round.

The gardens are a mix of roses, palms, and well-manicured lawns, all reticulated through a recently replaced mains system for easy maintenance. Security is paramount, with an alarm system, Wi-Fi-enabled cameras, and remote monitoring capabilities providing peace of mind whether you are away on holiday, using the home as an Air B&B, or offering it as a residence for your clients or workers while in Perth on business.

Prestige homes like this are rarely on the market for long. Please register your interest with Brian at 0438 333 341 for opening times and more information. Don't miss the opportunity to experience luxury living at its finest, your dream home awaits.

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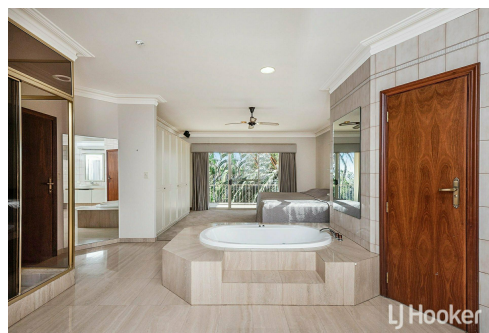
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## More About this Property

<b>Property ID</b>	83QHA2
<b>Property Type</b>	House
<b>Land Area</b>	1932 m2
<b>Including</b>	Ensuite Study Air Conditioning Alarm Pool Fire Place Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

**Brian Scott 0438 333 341**  
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