



LJ Hooker



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127 Lefroy Street, Serpentine

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Absolute Showstopper

Set on approximately 4,745sqm in the highly sought after Serpentine Downs Estate, this extraordinary five-bedroom, two-bathroom residence delivers luxury living on a grand scale. Surrounded by quality homes on expansive blocks, and incredible views of the Darling Scarp, the property immediately stands apart with its immaculate presentation, manicured gardens and lush lawns, all maintained by bore reticulation. Every inch of this Ross Squire-built home reflects exceptional care, style and attention to detail from its current owners.

Beyond the remote-controlled electric gate, the home makes an unforgettable first impression with outstanding street appeal and an enormous driveway capable of accommodating more than 20 vehicles. For those needing serious storage and workspace, the approximately 16m x 9m workshop is in a league of its own, featuring remote double door access, a separate personnel entry concealed behind a roller shutter, insulated wall and ceiling paneling with chrome trim, a dedicated tool room with double-height roller shutter access, extensive cabinetry and mezzanine storage. Surrounding the workshop are additional driveways and hardstand areas ideal for caravans, boats, trucks or trailers.

A full wraparound verandah welcomes you into the residence, where

FOR SALE
High 1 Million

VIEW
Sat 23rd May @ 12:00PM - 1:00PM

AGENTS
Brian Scott
0438 333 341
brian.scott@ljhooker.com.au

AGENCY
LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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polished timber flooring and generous proportions create an immediate sense of warmth and sophistication. The expansive lounge room, complete with a fireplace, flows seamlessly from the grand entrance, while a long hallway to the right is the parents retreat lined with triple-door storage cupboards leads to the luxurious master retreat. Designed for comfort and indulgence, the master suite easily accommodates a super king bedroom setting and is complemented by extensive built in storage and elegant chandelier lighting. The adjoining ensuite is equally impressive, showcasing a freestanding clawfoot bath, oversized vanity, glass-framed shower and W/C.

At the heart of the home lies a spectacular open-plan living and dining area anchored by a stunning custom designed kitchen finished with 40mm stone benchtops and an oversized central island bench. This incredible culinary space offers an abundance of cabinetry, twin 600mm ovens, a built-in air fryer, convection microwave, Miele dishwasher integrated seamlessly into the cabinetry, and perfectly positioned with 2 double door fridges and freezers. The adjoining walk through scullery and pantry is nothing short of extraordinary, offering extensive storage, sensor lighting and functionality that rivals a commercial kitchen. Whether entertaining guests or preparing family meals, this space has been designed to impress. At the rear of the pantry, the former double garage has been transformed into the ultimate man cave, complete with hybrid flooring, bar and pool table.

The opposite wing of the home is perfectly suited for children or guests, offering four generously sized bedrooms with floor to ceiling built in robes, two of which include wall-mounted televisions, There is also a large office that could serve as a 6th bedroom, it currently has built in cabinetry which is great for those who want to run a business from home, or start a salon. Servicing this wing is a beautifully appointed family bathroom featuring another freestanding clawfoot bath, twin stone vanities and a spacious glass framed shower, all designed to comfortably accommodate busy family living. A large laundry with sensor lighting, separate WC and direct outdoor access adds further practicality.

French doors from this private wing open onto freshly laid exposed honed aggregate verandah and lead through to the spectacular resort-style pool area. Positioned behind a privacy wall, the below-ground pool is surrounded by ample space for entertaining, dining and relaxing with family and friends. This is the kind of outdoor setting that transforms everyday living into a holiday lifestyle.

The entertaining options continue at the rear of the home with an enormous gabled patio featuring a fully equipped second outdoor kitchen complete with a 900mm oven and deep fryer. Accessible through double French doors from the main living area, this space has been purpose-built for year-round entertaining on any scale.

Homes of this calibre, in a location as tightly held as Serpentine Downs Estate, are exceptionally rare and highly sought after. Positioned within walking distance to the local school, medical centre, convenience store, tavern and bottle shop, this remarkable property combines luxury, lifestyle and practicality in one unforgettable package.

For further information or upcoming opening times, please contact Brian on 0438 333 341.

- * Please note the Aerial Photo is for illustration purposes showing approximate boundaries.

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MORE DETAILS

Property ID	9S2HA2
Property Type	House
Land Area	4745 m2
Including	Ensuite Study Air Conditioning Alarm Dishwasher Outdoor Entertaining Workshop Built-in-Robes Remote Garage Solar Panels Pool Prestige Homes

Brian Scott 0438 333 341

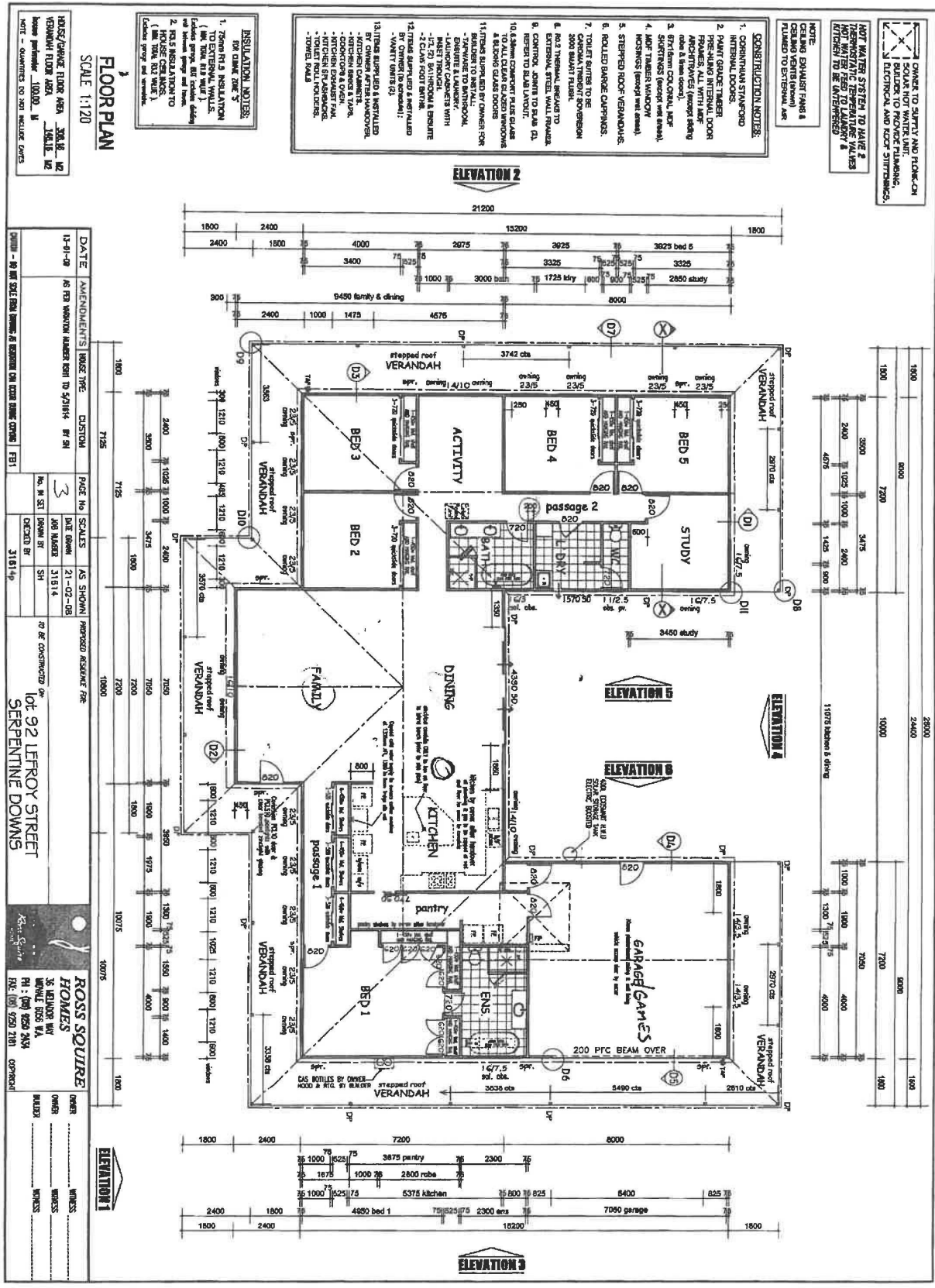
Sales Representative | brian.scott@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788

Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNLIE WA 6108

thornlie@ljhooker.com.au | thornlie@ljhooker.com.au





OWNER TO VERIFY AND FURNISH ALL INFORMATION TO PROVIDE FILING, ELECTRICAL AND ROOF STRUCTURES.

HOT WATER SYSTEM TO HAVE 2
INDEPENDENT TEMPERATURE VALVES
IN EACH BATHROOM AND TO BE UNBLENDED

NOTE:
CILING EXHAUST FANS A
PLUMBED TO EXTERNAL AIR

- CONSTRUCTION NOTES:**
1. CONCRETE STAIRS
 2. PAINT QUALITY
 3. PRESERVE INTERNAL DOOR FRAMES ALL WITH LEAF ARCHITRAVES (except sliding door & new doors)
 4. SHIPMENTS TO BE UNBLENDED
 5. MOST TRIMMED WINDOW JOISTS (except vent areas)
 6. STEREO ROOF VERANDAH
 7. TOILET SUITS TO BE CANOPY TRIMMED OVERVIEW
 8. 200 BATH FLOOR
 9. BED 3 TRIMMED TO 200 BATH FLOOR
 10. 6.5mm ELEMENT PLUS GLASS TO ALL CLEAR GLAZED WINDOWS & BLDG GLAZED DOORS
 11. TRIMS SUPPLIED BY OWNER FOR EXTERIOR & INTERIOR
 12. METAL COMPONENTS WITH -1.2% SAILING AND BRIDGE -2% CLAW FOOT BRIDGE
 13. TRIMS SUPPLIED & INSTALLED BY OWNER
 14. VANTY UNIT 01
 15. TRIMS SUPPLIED & INSTALLED BY OWNER AFTER APPROVAL
 16. INTERIOR WALLS
 17. INTERIOR EXHAUST FAN
 18. TOILET EXHAUST FAN
 19. TOWER WALLS

- INSULATION NOTES:**
1. 75mm R12 INSULATION TO EXTERNAL WALLS
 2. R12 INSULATION TO ROOF
 3. R12 INSULATION TO HOUSE CEILING
 4. R12 INSULATION TO VERANDAH
 5. R12 INSULATION TO EXTERNAL WALLS

FLOOR PLAN
SCALE 1:120

HOUSE/GARAGE FLOOR AREA 306.42 M²
 VERANDAH FLOOR AREA 148.16 M²
 House perimeter 100.00 M
 Note - dimensions do not include curbs

DATE	AMENDMENT'S	INDEX TYPE	DESCRIPTION
13-01-09	AS PER WINDOW NUMBER SENT TO 523114	BY SH	

DATE	SCALE	AS SHOWN	PROPOSED	REASON FOR
13-01-09	AS PER WINDOW NUMBER SENT TO 523114	BY SH		

OWNER - MR STEVE BIRD OWNER & DESIGNER DR DAVID BIRD DESIGNER FEB1

ROSS SQUARE HOMES
 35 KEVLOR AVE
 WINDALE CROSS VSA
 PH: (08) 9250 2559
 FAX: (08) 9250 2181

OWNER: _____
 ARCHITECT: _____
 ENGINEER: _____

107 92 LEFROY STREET
 SERPENTINE DOWNS

