

SOLD



10 Morrison Dr, Kelmscott



## Elevated Hills Living with Sweeping 180 Degree City Views

Designed from the outset to celebrate its remarkable outlook, this elevated Kelmscott Hills residence captures truly breathtaking 180 degree views across the city from almost every room in the home. Set on a generous 2,023sqm block with a prized northerly aspect, the house is perfectly positioned to maximise light, privacy and uninterrupted vistas that extend well beyond the skyline.

The expansive balcony is a standout feature and the ultimate vantage point to take in spectacular sunsets, twinkling city lights and the peaceful surrounds that make Hills living so special. Whether entertaining or enjoying a quiet moment, the connection to the view is constant and compelling.

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**Price** SOLD for \$1,100,000

**Property Type** Residential

**Property ID** 273

### Agent Details

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Inside, the home is warm, welcoming and immaculately presented, finished in soft neutral tones that allow the outlook to take centre stage. The thoughtful layout has been specifically designed to frame the scenery from the main living areas, kitchen and bedrooms, creating a seamless flow between indoors and the ever changing landscape outside.

The kitchen sits at the heart of the home, offering modern functionality while maintaining a strong visual connection to the living and dining spaces and, of course, the views beyond. Multiple living zones provide flexibility for families, entertaining or relaxed everyday living.

The sleeping accommodation is generous, with four well proportioned bedrooms and two bathrooms. The master suite is privately positioned and includes its own ensuite, with a walk in robe, split system air conditioning and sliding door . The remaining bedrooms are all spacious and versatile, ideal for families or those needing home office options.

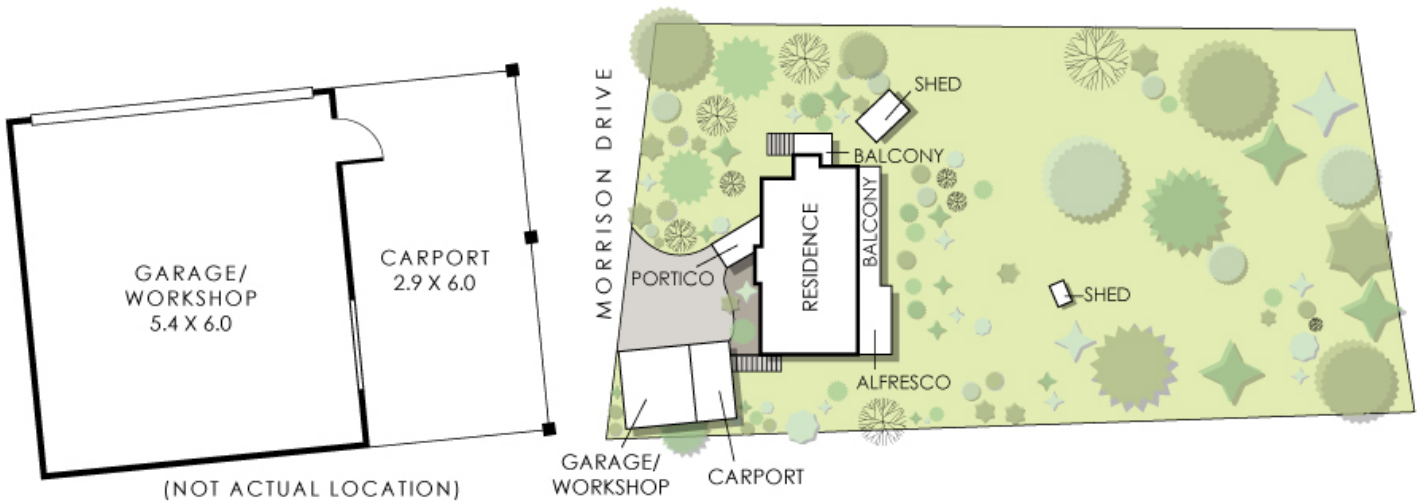
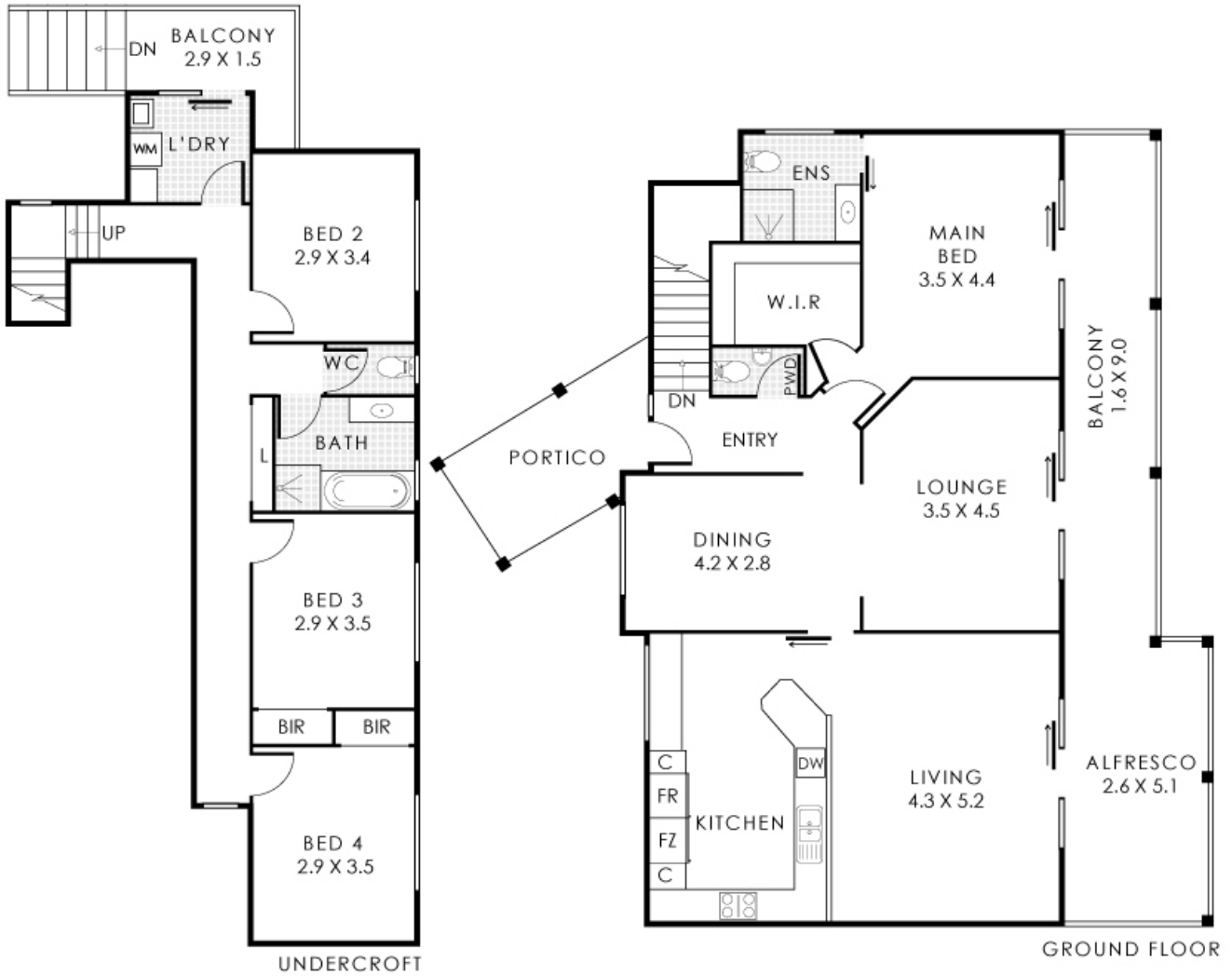
Positioned in a peaceful Kelmscott Hills setting, yet within easy reach of local amenities and schools, including Kelmscott Senior High School approximately 2.64km away, this is a home that perfectly balances space, comfort and an extraordinary outlook that must be seen to be fully appreciated.

#### Features Include

- \* Welcoming entry with elevated positioning
- \* Northerly aspect with sweeping views across to the city and beyond
- \* Master bedroom with private ensuite, walk in robe & sliding door to balcony with views to city
- \* Modern central kitchen overlooking the main living areas (all with views) - a key feature of the home
- \* Separate living/movie room with reverse cycle split system air conditioning

- \* Generous sized minor bedrooms, 2 with BIRs, ideal for family living
- \* Main bathroom servicing the minor bedrooms
- \* Separate toilet
- \* Additional upstairs powder room (toilet and vanity)
- \* Ducted evaporative air conditioning
- \* Split system reverse cycle air conditioning in the main lounge, kitchen, master and bed 4
- \* Central gas heating (off mains gas)
- \* Double garage (single size roller door)
- \* Additional external parking accommodating two or more vehicles comfortably
- \* Storage sheds
- \* Expansive 2,023sqm block offering space, privacy and exploration
- \* 168sqm internal living area
- \* Built in 1993
- \* Close to Kelmscott Senior High School
- \* Council rates \$2,749pa
- \* Water rate \$297pa

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*



## 10 Morrison Drive, Kelmscott

Residence 175m<sup>2</sup> | Balcony 19m<sup>2</sup> | Garage/Workshop 32m<sup>2</sup> | Carport 17m<sup>2</sup> | Portico 7m<sup>2</sup> | Alfresco 13m<sup>2</sup>  
**Total Area 263m<sup>2</sup> | Total Lot Size 2023m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, of measurements, and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Ciba Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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