



# Family style with executive flair

New and immaculate, this home offers the best of everything, reports ROMENA MANNING

**THE** Montecito design of this home presents family proportions with up-to-the-minute executive flair.

Integration of indoor and outdoor areas is a focus, with double sliding doors and an abundance of glass connecting a large living space with an alfresco area.

The tiled outdoor entertaining area is under a timber-panelled roof and features an outdoor kitchen complete with built-in barbecue, round underslung sink and Essastone benchtops.

Inside, offset floor tiles make a statement through an open-plan kitchen, dining and family area with high ceilings, which feature through the rest of the house.

In galley form, the kitchen has ample cupboard and bench space, mixing aesthetics and utility in the form of stone benches, glass splashbacks, frosted glass-front cabinets and gas burners, 900mm



**KARRINYUP**  
**10 PASCOE STREET**  
**PRICE ON APPLICATION**

**FEATURES** New modern building, landscaped gardens, high-quality appointments, wine cellar, video intercom, security access, ducted vacuum system, ducted reverse-cycle airconditioning, commercial-grade window and door frames, open-plan living and alfresco with pool.

**AGENT** Exclusive Residence  
**CONTACT** David Reynolds or June Yap on 9287 4988

**VIEW** Wednesdays, Saturdays and Sundays from 3pm to 5pm.

**WEB** [exclusiveresidence.com.au](http://exclusiveresidence.com.au)

oven, underslung sinks, breakfast bar and walk-in pantry.

Though built in less than nine months, attention to detail was high on the agenda, with inclusions like

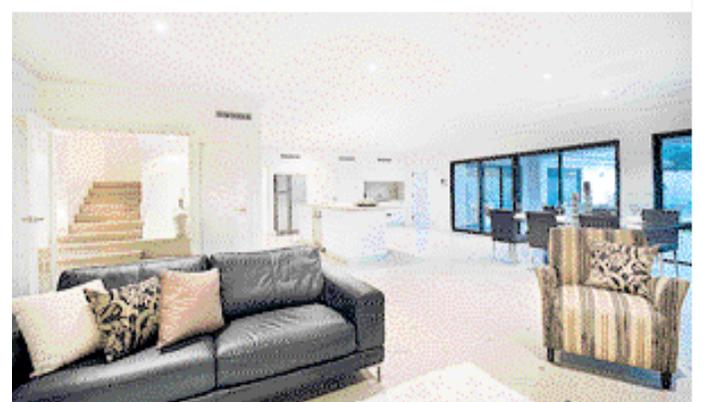
custom-made skirtings and architraves, imported European door furniture and appliances in the kitchen, frameless mirrors with bevelled edging and heated floors in the main bedroom ensuite.

The main bedroom has a walk-in wardrobe, while the fully-tiled ensuite features a double vanity unit on entry with a double, screenless shower behind.

It shares the top floor with a big central music or activity room with a gymnasium and wine cellar opening from it.

A wing on the ground floor holds two bedrooms and a north-facing games room at one end with big windows that allow natural light in and views out over a stylish pool area and landscaped gardens.

This Karrinyup property on 750sqm block is on offer and the Montecito design, with 575sqm of internal living space, is available to build. ■



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 Community

## Masterpiece by Montecito

Attention to detail gives this property an executive flair.



## CLASSIC MARBLE IN A TILE

PORCELANOSA

This stunning tile is a large format, rectified ceramic. The classic marble look creates an image that is both elegant and traditional in appearance.

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**MST Mediterranean**  
CERAMICS

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Kali Tabaco  
Size: 316 x 900mm