



1 Hanover Place, MOUNT CLARENCE, WA 6330

Architectural Stunner In Prime Central Location

Designed by local architect Grace Schlager, this stunning modern home has been sympathetically conceived to make the best of it's beautiful natural setting, with monument shadowline and natural timber cladding complementing and accentuating the stunning granite outcrops and native bush surrounds. Incredibly impressive from the moment you approach, the home has an equally stunning interior with natural tones and classy finishes delivering the very best of modern living, that brilliantly maintains a firm grounding in it's natural environment.

The ground floor is almost entirely dedicated to open-plan living, with high ceilings and abundant natural light and views to a natural granite outcrop running right along the back of the home creating a magical and completely unique setting. The kitchen is a delight with black cabinetry combining beautifully with wood-tone benchtop, and featuring Smeg appliances including induction cooktop and dishwasher. Step outside to an undercover and open outdoor entertaining area surrounded by granite and bush, and taking in views over historic Albany to Princess Royal Harbour and the coastal dune behind - enjoy a morning coffee in an eminently relaxing setting, or a wine and a fire pit at night in stunning surrounds while taking in a wind-farm sunset.

On top of an incredible build and setting, this home sits in a prime central location with the bars, eateries, and other amenities of town within easy reach, and the beach only

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TYPE: For Sale

INTERNET ID: 300P196726

SALE DETAILS

Offers above \$950,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Blair Scott
0459 024 026

five minutes drive away. This property offers ultimate modern living in absolute style, in an incredible setting, and an amazing location.

- Beautiful architect designed home built to highest standards, completed in 2022
- Impeccably maintained and presenting in as-new condition
- Modern shadowline and timber cladding work beautifully with granite and bush surrounds
- Ideal central location close to cafes, eateries and shops of CBD
- Stunning high-ceiling open-plan living downstairs, beautifully light with granite backdrop, a delightful space to be in
- On-point kitchen with black cabinetry, timber-tone benchtop, and quality appliances
- Covered and open outdoor entertaining, wonderfully relaxing natural setting with views over Albany's historical precinct to Princess Royal Harbour and windfarm beyond
- King/queen-size master with walk-in robe and stylish ensuite
- Second queen-size bedroom plus massive third bedroom that would also suit games room, with private deck
- Fully insulated and double glazed, with RC-AC, for year-round comfort
- 6.2kW solar array with 18kWh of battery storage, heat pump HWS
- Store room with small workshop. Low maintenance grounds

Modern homes designed and built to this standard and style are few and far between in Albany, let alone in such a stunning natural setting and fabulous central location. For your private inspection or more information please contact Blair Scott on 0459 024 026.

Other features: Close to Shops

- Land Area 496.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Ensuite









Elders Real Estate

GROUND FLOOR PLAN

UPPER FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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