



THE PHOENIX TAKES FLIGHT

A NEW display home has risen from the ashes in Doubleview, spruiking the benefits of renovating existing residences.

Dubbed The Phoenix and located at 92 Paramatta Road, the five-bedroom, three-and-a-half bathroom house is Exclusive Residence's fifth and only display home at present.

The decision to renovate the original 1995-built residence was a judicious one, with Exclusive Residence director and master builder John Douglas seeing the home's potential from the get-go.

"The advantage in keeping the original home's footprint was that we maintained the original setback and balcony," he said.

"If we knocked the home over, new shire setback rules apply and we wouldn't have been able to have a balcony, which is one of the features of the upper level."

The balcony is a splendid showcase of why Doubleview gets its name, with panoramic views of the Perth city skyline to the southeast and sea views to the west. It is just one of the many impressive vistas found throughout the 518sq m luxury property, which bears little resemblance to the original house.

"We retained the ground-floor and first-floor concrete slabs and some brickwork; everything else was removed, extended and replaced," Mr Douglas said.

"Basically it was a shell and we have redesigned and transformed the old home into a modern, functional open-plan family home."

The Phoenix showcases Exclusive Residence's premium



The new Phoenix display at 92 Paramatta Road, Doubleview.

specification, which includes extras such as concealed downpipes to the facade, stone benches throughout, Asko kitchen appliances and full-height tiling to all wet areas.

Past the imposing streetfront with travertine-clad walls, a feature timber turret and lush formal gardens, the home's glazed pivot entry opens to reveal

welcoming foyer.

A staircase with spotted gum timber and glass balustrade lead the eye up and complements the porcelain tiling of the entry level.

Past a home theatre designed to rival any premium cinema experience, the floor plan expands into the open-plan main living area.

This spills out onto the alfresco

entertaining area, which features a timber-lined ceiling, fully equipped outdoor kitchen and tropical lush greenery and overlooks the pool.

Also on this level are two large bedrooms with built-in robes, a family bathroom, a modern laundry and a home office next to a powder room.

Upstairs on the landing is a



The original home did not take full advantage of its prime position.

sitting room, which connects to the balcony and its spectacular views.

The master bedroom shares the same outlook and has a fitted walk-in robe, laundry chute and ensuite. Completing the home are two more bedrooms with built-in robes, a second family bathroom and a separate toilet.

"People say the feel of the home is classic, timeless and has every modern amenity anyone could want or need," Mr Douglas said.

"It's designed to be enjoyed and it's great for entertaining and is in an ideal area with easy access to six top Perth schools, the beach, Perth city, Karrinyup and Innaloo shopping precincts, and is quiet and private.

"The view to Perth city and the Indian Ocean are always changing and something that has to be experience to be believed."

The Phoenix is open for viewing on Saturdays from 2pm to 4pm or by appointment through Patrick Cheng on 0408 943 396.

For more, visit www.exclusiveresidence.com.au.