

10 Cotula Way, Canning Vale, WA 6155

Sold House

Wednesday, 13 March 2024

10 Cotula Way, Canning Vale, WA 6155

Bedrooms: 3

Bathrooms: 3

Parkings: 6

Area: 868 m²

Type: House



Janey Pagels
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\$1,200,000

Discover the epitome of luxurious living in the sought-after estate of Livingstone Park, the pinnacle of Canning Vale. Welcome to 10 Cotula Way, where sophistication meets comfort in this immaculate original 2006 built architecturally designed home. Nestled on a massive 868sqm lot with 252sqm of living space, this stunning residence offers three bedrooms, three bathrooms, and the ROOM TO CREATE A FOURTH BEDROOM, providing ample accommodation for families or those who love to entertain. Upon arrival, you're greeted by a grand double door front entrance adorned with leadlight feature glass, leading into a spacious foyer with double width entrance and 32c ceilings. The interior boasts stunning parquetry timber floors in a herringbone pattern, creating an ambiance of elegance throughout. Inside, enjoy the comfort of reverse cycle air conditioning with 4 zones, ensuring year-round climate control, while an alarm system adds peace of mind (not warranted as not in use). The front formal lounge exudes luxury with its elevated ceilings, plush carpets, and quality window treatments, offering an ideal space for relaxation or entertaining guests. The master wing is a sanctuary of its own, featuring a wall of wardrobes plus a walk-in robe, plush carpets, ceiling fan, and stylish drapes and blinds. The neutral-toned en suite bathroom boasts a full-size bath, glass shower, and separate toilet, adorned with quality fixtures. French doors lead from the front passage into the massive open plan family, kitchen, and dining space, where the stunning flooring seamlessly continues. The kitchen is a chef's dream, equipped with a freestanding stainless steel 900mm cooker, dishwasher, rangehood, and a huge walk-in pantry. A limestone feature splashback adds a touch of elegance, while the island bench offers ample preparation space and storage. The other two bedrooms are equally impressive, featuring plush carpets, blinds, and double robe space. The guest room boasts its own ensuite, while the adjacent bedroom is conveniently located next to the main bathroom, both adorned with quality fixtures and glass shower space. Outside, the lush gardens are automatically bore reticulated, providing plenty of grass for the kids to play. A sparkling below-ground swimming pool with a water feature awaits, surrounded by a huge alfresco dining area with an elevated ceiling and natural gas outlet for your summer BBQs. Located close to all amenities including public transport (just 2 minutes to the new train station), Livingston Shopping Centre, restaurants, quality schools, and only 25kms to Perth City, this is an opportunity not to be missed. <https://my.matterport.com/show/?m=bvGB9Eqe777> Contact Janey Pagels today on 0408901858 to arrange a viewing and experience the luxury lifestyle awaiting you at 10 Cotula Way. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.