

**108 Charles Riley Road, Trigg, WA 6029**



**Sold House**

Sunday, 13 August 2023

108 Charles Riley Road, Trigg, WA 6029

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 728 m2**

**Type: House**



Bec Giles

0892461344

**\$1,800,000**

I welcome you to your new home 108 Charles Riley Road, Trigg. This well-proportioned hidden gem is exactly that. Located in one of the most sought after coastal locations that I know you will want to be a part of. Built in 2008 by Lifestyle Homes. Large single level floor plan with double brick and colour bond roof. The layout is what you will all love and need. It's a perfect family pad with multiple living areas with a separate space for everyone. The entry is large and spacious with double doors. A large master bedroom is located down its own corridor with his and hers walk in robe. The ensuite has a double vanity, shower and large spa filled with natural light. A separate toilet/powder room with dual access for visitor use. The front of the home consists of two bedrooms with direct entry to the double garage. The first bedroom to the right of the entrance would also make for a great home office/ work space for clients not wanting to walk through the home. The second bedroom is to the left of the entrance, a large room with ceiling high fitted built in robes for plenty of storage. The centre of the home is where the magic happens. A spacious and bright open plan dining and lounge area with a separate closed off theatre room. You will love the natural light that floods this area. Direct access to the outdoor alfresco has a great design to cater for those large home parties. The kitchen is a great space with an abundance of cupboards for storage and a large breakfast bar that can seat at least 6 adults. A walk in pantry, dishwasher, double fridge recess, Westinghouse 90cm electric oven and a 5 burner gas cook top. Down to the rear of the property you will find a great space for your children that can be closed off from the rest of the home. This area consists of 2 large carpeted bedrooms with built in robes and a spacious bathroom with shower and bath. You will also find a very roomy lounge area to accommodate your kids and their friends with access out to the rear alfresco area and pool. The laundry has plenty of storage with direct access out to the undercover drying area that is located to the side of the home to keep out of sight. Storage? You're going to love this... A huge loft that will wow you with 40sqm decking in the roof space. The owners had always dreamt of renovating this space, when you see it you will see why! If you love the outdoors a perfect alfresco area is waiting for you. Picture yourself and your friends gathering around the built-in BBQ, sizzling up succulent steaks and mouth-watering prawns while enjoying the sun's warm embrace. The kegerator, boasting three taps of your favourite local brews, keeps the drinks flowing and ensures everyone stays refreshed and spirited. And that's not all - the bar fridge stands ready, filled with icy cold beverages, making sure the fun never stops also including a large heated concrete pool and enough grassed area for a game of cricket. So, whether it's a lazy Sunday afternoon, a festive Friday night, family movies /games night or a quiet relaxing weekend planned at home. This house promises to be the heart of unforgettable gatherings, celebrating the true essence of an Aussie summer party! Own it now and create lasting memories with family and friends. **FEATURES YOU WILL LOVE:-** Separate master wing- 5 bedrooms - 2 bathrooms- Multiple living areas- Kitchen with large breakfast bar- Multi-zoned reverse cycle ducted air conditioning - 5 kw solar power with 3 phase inverter - New LED low wattage internal lights - Huge loft storage- Pool with solar heating- Glass fencing - Outdoor hot & cold shower - Built in outdoor BBQ connected to mains gas- Plumbed in Kegerator with 3 x 19ltr kegs. - 1.2 kw Bore water pump for front reticulation- Rear reticulation off mains water- Large double garage with remote control door - Alarm **LOCATION PERKS-** A short stroll to Kitchener Street Deli where the famous Phil will always greet you with a smile.- Peaceful walks through native Trigg bushland- Walk or ride to be a part of the best surf spot & community in Perth- Fantastic community sporting facilities at Charles Riley Memorial Reserve- Walking distance to a choice of primary schools such as Our Lady of Grace Primary School & North Beach Primary School- Walking distance to St Marys Anglican Girls School and within the catchment area of Carine High School- Lovely stroll too many cafes and restaurants along our beautiful coastline- The exciting Karrinyup Shopping Centre and entertainment hub is around the corner- Easy access to the freeway, Lake Karrinyup Country Club & Hillarys Boat Harbour- Ride your bike to Scarborough Beach esplanade **NEED TO KNOW-** Built 2008 by Lifestyle Homes- 728 sqm land size- 348 sqm internal living (incl garage & alfresco)- LOT 85 / PLAN 008959- VOL 115 / FOLIO 13- City of Stirling, Zoned R20 **OUTGOINGS-** City of Stirling 2023/2024 \$- Water Corporation 2023/2024 \$ **SCHOOL CATCHMENTS-** North Beach Primary School 1.6km- Carine Senior High School 3.2km **PRIVATE SCHOOLS CLOSE BY-** Our Lady of Grace Primary School 1.4km- St Marys Anglican Girls School 1.7km- Hale School for boys 8km- Sacred Heart High School 6.9km- Newman High School 9.3km Trigg is an iconic West Coast location with a unique small community and village feel. Just moments from the relaxing sand, surf and sun. Come be a part of this amazing suburb of Perth. I promise you it will be the best decision you will ever make. For more information please don't hesitate to call me anytime on 0433 777 293