

12 Orwell Court, Lake Coogee, WA 6166



Sold House

Saturday, 9 December 2023

12 Orwell Court, Lake Coogee, WA 6166

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 767 m2

Type: House



Brad Milos
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\$1,200,000

BRAD MILOS is honoured to present 12 Orwell Court, Lake Coogee. Contact Brad for a price guide. View the 3D Virtual Tour - NOW OPEN 24/7 All offers presented on or before 22nd of December - Unless Sold Prior. Amongst the choice of homes available in the Coogee suburb's, you'll be hard pressed to find many that can genuinely raise the bar in terms of a Bespoke Design layout that is truly one-of-a-kind and fully renovated to a level that will impress the fussiest of home buyers, you simply don't want to miss this extraordinary family home. Situated at one of the highest elevated positions of "Lake Coogee Heights" at the end of a cul-de-sac street that will allow you generous glimpses over the suburb and out towards Garden Island and the coast. Inside no expense has been spared the finishes ooze a premium ultra-modern finish throughout, prepare to be excited as your heart will race and your jaw will drop as you realise you've entered into something very special - like no other as you will feel the sheer volume of openness and sense of space fused with natural light that interconnects all 3 levels of the home with stunning architecturally inspired raked ceilings and highlight windows. The home is perfectly proportioned for family and multi-generational living, providing 4 separate living zones between 3 distinct levels, offering a plethora of versatility. At the Entry level (Middle level) you will find the huge Media/ Games Room and the luxuriously appointed master suite with fully renovated ensuite and large WIR. The (Top level) is the stunning main Living/ Meals with towering high raked ceilings and overhead highlight windows, the area oversees all 3 levels of the home with magnificent views out towards the Ocean, Garden Island and stunning sunsets as your backdrop through large windows, with a gourmet kitchen that exudes a flawless blend of form and function with stone tops and array of storage cupboards with Quality appliances. The Pool level (Ground Level) Comprises of 4x additional large bedrooms (3 rooms with pool views) a huge flexible kids activity/living zone with inbuilt workstation. On this level you'll also find the second bathroom with large shower and free-standing bath, with access to a separate vanity powder room basin in the passage leading to the 2nd toilet. The spacious renovated Laundry provides endless cupboard storage and bench space and incorporates the 3rd bathroom and 3rd toilet (near to pool access), all wet areas have been renovated to a premium fit and finish. At this level of the home you'll access the stunning outdoor entertainers retreat with the sparkling below ground pool adjacent to the outdoor alfresco dining with access to a separate Pool House/ Home Studio that allows you the comfort of the 4th versatile living space, situated pool side, for those balmy summer days. From here you can access the Large workshop/ garage with incorporated mechanics pit. In addition, you have the extra Large 3x car carport with extra high raked ceilings that could accommodate a large boat, caravan or truck with ease, this area also doubles up as the perfect Basketball half court for additional undercover kids play area. STANDOUT Features include, but not limited to: - BESPOKE & FULLY RENOVATED 5bedx3bathx4car home on a HUGE 767sqm - Elevated Cul-de-sac end location - Garden Island and Ocean View Glimpses - Quality Porcelain floor and wall tiling throughout carpets to bedrooms - Quality premium fixtures and fittings throughout - Plenty of inbuilt storage throughout - Quality window treatments and door hardware throughout - LED lighting and new switches throughout - Reverse Cycle Air-conditioning throughout - CCTV security system - 6kw PV Solar System to save you \$\$ on energy bills - Complete Home Water Filtration System, providing health & cleaning benefits - Roller shutters to external windows - Outdoor shower - Crim-safe security screens to all exit doors - Low maintenance gardens with native plants & artificial turf - Powered Workshop/ Garage with mechanic's pit - Powered Pool House/ Studio, timber decking & Double Glazed door/ window - Sparkling Below ground pool - Undercover parking for 4x vehicles + more on driveway - Room to park the Caravan/ Boat or Truck undercover if desired LOCATION: Situated on a secure/ elevated cul-de-sac location street in "Lake Coogee Heights" Easy access to Coogee Beach/ Port Coogee Marina less than 7 minutes drive. Walking distance to several nearby parks - Hagan/ Santich & Smart Park, access to nearby bus transport near end of the street with easy access to local shops and amenities. Contact BRAD for further information. What's your property worth today? Request your complimentary property appraisal. or visit www.bradmilos.com Living/ Working & Selling in Lake Coogee Est: 2014