

15 Coila Bend, Lakelands, WA 6180

THE AGENCY

House For Sale

Wednesday, 17 April 2024

15 Coila Bend, Lakelands, WA 6180

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 651 m2

Type: House



David Beshay
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Mid to high \$700's

David Beshay welcomes you to 15 Coila Bend, where luxury and convenience meet seamlessly in the heart of Lakelands. This impressive 4-bedroom, 3-bathroom home offers spacious interiors and thoughtful design elements, including high 34-course ceilings, creating an ambiance of grandeur and sophistication. The addition of a third bathroom adds practicality and enhances the appeal of the residence. Centrally located, you can enjoy easy access to Lakelands Shopping Centre, Costal Lakes College, and Lakelands Primary School, all just a short 2-minute drive away. Additionally, the property features a large gated side access and a second driveway, perfect for accommodating your 4WD, boat, caravan, or recreational toys! The residence is graced with meticulously landscaped gardens and a captivating stone feature wall, elevating its allure to new heights of grandeur and sophistication. As you step into the expansive entryway, the soaring high ceilings amplify the sense of space and openness. Positioned at the front of the home is a welcoming study and the luxurious master suite. The master suite offers a serene retreat with its spacious interior, complemented by the expansive his and hers walk-in wardrobes and a private ensuite boasting double basins for an added touch of luxury. Beyond the entryway lies the epitome of grandeur within the home – the open-plan kitchen, living and dining area. The soaring 34-course ceilings infuse the space with a feeling of vastness and luxury. The stunning galley-style kitchen is adorned with both upper and lower cabinetry to meet all your storage needs, while the glossy bench-tops evoke a sense of glamour. Equipped with stainless steel appliances essential for any culinary enthusiast, including a 5-burner gas stovetop and a concealed recess cabinet, this kitchen is a chef's dream. Adding to the allure is a walk-in pantry and utility space, providing additional storage and functionality. The dining area features a large sliding door that seamlessly transitions to the alfresco area, complete with an outdoor fan for enhanced comfort during entertaining. Adjacent to the kitchen and dining space lies a generously sized theatre with french doors, ideal for family movie nights or indulging in your favourite Netflix series. This stunning home offers three generously sized bedrooms, one with a built-in robe and two with walk-in robes, providing ample storage. The spacious family bathroom features a large bath and shower, along with a separate toilet, powder room and large linen closet for optimal storage solutions. A rare feature, the fourth bedroom includes its own additional ensuite equipped with a shower, toilet and vanity, enhancing convenience and a splash of luxury. The separate laundry room is both large and practical, complete with built-in hanging rails. Additionally, the laundry provides access to the backyard, where newly landscaped gardens with fresh mulch and beautiful fruit trees await. Features: - Gated side access with second driveway perfect for your 4WD, boat, caravan or recreational toys - Spacious master retreat with his and hers walk-in robes - 3 bathrooms - Double sink and double shower ensuite - 3 huge minor bedrooms with built-in and walk-in wardrobes - Solar panels - Zoned ducted air-conditioning throughout the home - High 34-course ceilings - Spacious open plan kitchen, living and dining room - Additional theatre and study - Stone kitchen bench-tops with upper and lower cabinetry - Stainless steel range-hood and oven - 5-burner gas stovetop - Outdoor fan in the alfresco area Other Features: - Built in 2009 by Gemmill Homes - 651m2 size block - Sizeable 237m2 internal living area - Water rates: \$1,525.99 approx. - Council rates: \$2,300 approx. - Potential rental income \$700p/w This luxurious home is not only move-in ready but conveniently located right in the heart of Lakelands making this the perfect home for first-time buyers, families, downsizers and investors alike. Your perfect dream home awaits – call David Beshay today! 0460 732 432 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.