

15 Placid Waters Parade, Coodanup, WA 6210

Mandurah

Sold House

Saturday, 12 August 2023

15 Placid Waters Parade, Coodanup, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1025 m2

Type: House

\$900,000

Alison Hobbs is proud to bring 15 Placid Waters Drive to the market. This stunning custom built residence has spacious living and high quality throughout and is set on an enormous 1025sqm block but is still very low maintenance. It's only 200m to the sparkling waters of the estuary where you can take walks along the waters edge or go for a spot of fishing if you wish with a boat ramp nearby. This home has loads of parking at the front for all your friends and family plus a triple lock up garage to safely house your vehicles. There is also the bonus of a large 6.90m x 4.5m powered workshop at the back of the property that is fully lined ceiling and could easily be a granny flat or extra games room if desired and it has a large gable patio adjoining it. There are copious amounts of room in the back yard for a swimming pool if desired. This home was owner built by my lovely sellers with meticulous attention to detail and with a very clever design to ensure the Northern sun comes flooding in via loads of glass windows and stacker doors in the winter and having shady verandahs to keep you cool in summer. The property showcases high 32 course ceilings, vaulted feature in theatre, LED lighting, skirting boards, large rooms, and ample storage everywhere, you will soon see the exceptional quality here. After seeing the very impressive immaculate façade of this home you are welcomed in via double timber and glass doors into a large foyer area. The main living areas are very large and have views to the back yard so keeping an eye on the kids will be easy. It boasts a lovely dining area with sliding doors to the alfresco and large family room which also opens up via stacker doors to the alfresco area bringing the outside in and allowing for those big special occasions when you have lots of people there. The kitchen is the heart of the home and every chefs' dream and comes complete with extensive granite benchtops, loads of under bench and overhead cupboards and high quality appliances, double fridge recess, Blanco 750mm electric oven and 900mm cooktop, corner pantry plus a scullery area for extra storage. The master is at the rear of the home and has sliding doors opening out to the alfresco area as well. It has a large WIR and luxury ensuite complete with vanity, spa bath, shower, quad heat lamp/fan/lights and separate WC. The minor bedrooms are a great size, 2 with WIR's and 1 with BIR. The second bathroom has a separate bath and shower, single vanity, double heat/fan/lights and separate WC. The laundry is spacious with large benchtop plenty of storage and outdoor access. Plus there is 2 x double linens plus a large walk in storage room. There is a gorgeous separate theatre room perfect for movie nights, it also has BIRs in case a 5th bedroom is required. The alfresco has stunning jarrah decking and is perfectly positioned to the North and also protected by the home on 3 sides. It has electric blinds so this area can be used all year round and is the perfect place of relaxation and entertainment. The alfresco overlooks the rear yard which has artificial turf, enclosed vegie gardens and fruit trees including lemon, lime, mandarin just to name a few. Triple garage with shoppers entry. Behind the 3rd garage you can drive straight through to the rear which is extensively paved to the large double lock up workshop. Extra Info: Utility room to the rear of the home. Large attic in the ceiling for extra storage. Security with 7 cameras and alarm, keypads to front door, garage and master. 5kw ducted Daikin A/C for easy temperature control all year round. Anticon insulation. Istore heat pump. HWS22 panel/5 kw solar system to help with power bills. Auto Reticulation. 2011 Build. Huge 381sqm home in total. Massive 1025sqm block providing space for anything you may need. 2 x 5000 litre rain water tanks. Pedestrian access to the West side of the home. Plenty of power points t/out the home and plenty of taps outside. 6.90m x 4.5m powered and lined workshop with adjoining gable patio. Council Rates: \$2,200 p/a. Water Rates: \$1,490 p/a. There's not a thing you need to do, just simply move in and enjoy this beautiful home. If high quality and attention to detail is what you like then this is the home for you. The location is magnificent for those wanting a tranquil and relaxed lifestyle and yet it is only a 5 minute drive to Mandurah Forum for shopping if required. Call Alison Hobbs on 0413 134 623 for further information. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.