

15A Egeus Way, Coolbellup, WA 6163

House For Sale

Wednesday, 20 March 2024



15A Egeus Way, Coolbellup, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 271 m2

Type: House



Ann Bashi Brown

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From \$799,000

Welcome to this splendid 2 storey house at 15A Egeus Way. This four-bedroom, two-bathroom home is Architecturally Designed, with solar passive principles in mind. Designed to get as much northern light as possible, with a large sunny outdoor area. The polished concrete floors absorb the sun throughout winter and keep the house warm at night in the colder months. Coming through the front door, you enter the light-filled entertaining space with an open plan layout. Double height ceiling to the kitchen and dining, makes the space feel as large as possible. The custom-built Kitchen has the best views of all of the living spaces, with window backsplash to bring the outside in. Stone bench tops, brushed brass tap ware, dishwasher and fridge tap installed make this kitchen the perfect space for cooking and entertaining. A pull-out coffee station hidden in the pantry keeps the bench tops clear. The dining space is big enough for a 10-seater dining table, with two huge sliding doors that can be completely opened-up to the outside deck, for indoor/outdoor entertaining. The ground floor living areas are kept cool with a split system air conditioner. Just off the kitchen is a large laundry, with full sized linen closet and space for a washing machine. Access to the garage through a glass door, with pet access included. Loads of storage, including access to a storage room under the stairs. Custom cabinetry flows from the kitchen with the same stone top used. The two-bedroom downstairs are double sized, with floor to ceiling windows in each. Fully tiled bathroom with toilet and shower for guests or kids, to keep them out of the adults retreat upstairs. Upstairs are the remaining two bedrooms and bathroom. First, a single bedroom with potential to use as a nursery, study or even walk in closet. Next door is a large master bedroom with wall-to-wall custom-built closets, plus extra secret storage in the void above the stairs. A large window gives north facing views and lets in loads of light. The same style, fully tiled ensuite upstairs with stone tops, double basin and a free-standing bath. The master bedroom is kept cool with a split system air conditioner. Outside, a double metal gated driveway provides plenty of safe playing space for the kids, with a low maintenance, established garden, and Bluetooth reticulated grass. The built-in outdoor kitchen with natural gas BBQ provides a great space for cooking outdoors. The perfect family home, with lots of space for entertaining family and friends! Built by Vaughan Homes in 2022. Walking distance to 3 parks and playgrounds. At a Glance: UPPER FLOOR- 2 bedrooms with built-in wardrobes - Main bedroom ensuite with Shower and Bath - Sitting area GROUND FLOOR- 2 bedroom - 1 bathroom - Open plan kitchen, dining and living room- Double pantry with pull out coffee draw & Dishwasher - Double farmhouse sink - Separate laundry - Under staircase storage room - Reverse cycle split system upstairs and downstairs (heating & cooling) - 8m by 4.5m decked Patio entertaining area- Reticulated grass area- Plumbed in outdoor kitchen with natural gas BBQ - Double carport with power and down lights + Garden shed - Exclusive use Gated Drive-way- Rear House - No Strata fees- Free standing 2 Storey House on 271sqm block- NBN connected. Below Ground Power lines.- Council Rates \$2006.28 - Water Rates \$1602 Located near 3 Parks and playgrounds. Close to School, Library and Coolbellup shops. Short drive to Kardinya Mall, North Lake Senior Campus, Fiona Stanley Hospital, and Murdoch University. Easy access to Freeways. Don't miss out, contact Ann Bashi Brown on 0423 556 389 or email ann@nextvisionrealestate.com.au for further information. Shopping is well catered for with the local Coolbellup Shopping Centre, Woolworths, Cafes, food outlets, Optimal Pharmacy. A short drive to the Kardinya Shopping Centre which will be undergoing a \$100M re-development project, will be a huge benefit for Coolbellup residents. Mere minutes to Fiona Stanley & St John of God hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, quick access to Freeway, ride the bikes to Bibra Lake Regional Playground, quick drive into the lively Freo Café strip & City Centre, Port Coogee and popular local beaches.