

**18 Warralong Crescent, Coolbinia, WA 6050**



**Sold House**

Thursday, 12 October 2023

18 Warralong Crescent, Coolbinia, WA 6050

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 880 m2**

**Type: House**



Adam Laurie  
0487916005

**\$2,755,000**

Stunningly backing on to the gorgeous Wiluna Bradford Warralong Reserve that virtually doubles as a sprawling extension to your own dream backyard setting, this modern masterpiece of a 4 bedroom, 4 bathroom residence not only provides your family with quality executive living and entertaining throughout, but also finds itself nestled within one of Coolbinia's most tranquil and sought-after pockets. Beyond a generous frontage, lush front-yard lawns and striking double entry doors, you are first introduced to a large home office off the foyer, with double privacy doors of its own. An enormous king-sized master suite near here is carpeted for comfort just like the other bedrooms and feels more like a "parents' retreat" with a splendid leafy aspect to wake up to, a capacious walk-in wardrobe and a sumptuous fully-tiled ensuite bathroom - deep bathtub, over-sized rain shower, toilet, twin "his and hers" stone vanities. Double doors open into a carpeted theatre room with a feature recessed ceiling - the perfect place to watch special sporting events or your favourite movie. The second or "guest" bedroom suite is also spacious with its own sitting/retreat area, as well as fitted built-in robes with mirrored sliders and a fully-tiled ensuite/second bathroom with a rain shower, toilet and a sleek stone vanity. Two small steps and you enter a vast open-plan family, dining and kitchen area which doubles as the central hub of the house with its soaring high ceilings and a series of tall windows that allow plenty of natural light to filter in at all times of the days, with the picturesque north-facing parkland backdrop. Custom media cabinetry adds a touch of style to the living space, with the chef's dream of a kitchen playing host to sparkling stone bench tops, glass splashbacks, double sinks, funky pendant light fittings, a breakfast bar, a walk-in pantry, a stainless-steel Bosch dishwasher and excellent 900mm-wide range-hood, five-burner gas-cooktop and oven appliances. The third and fourth generous sized bedrooms both have mirrored built-in robes, with the fourth even enjoying a delightful park outlook through its back window. Both bedrooms are serviced by a fully-tiled main bathroom with a rain/hose shower and twin stone vanities to help reduce traffic at family peak-hour. The fully-tiled laundry is well-appointed with stone bench tops of its own, as well as ample storage space and an external access door, leading out to the side drying courtyard. Bi-fold doors seamlessly link the family room to a fabulous rear alfresco-entertaining area and an adjacent sitting courtyard, overlooking the tree-lined park. There is a gas bayonet for barbecues already in place, as well as power and plumbing provisions, ready for an outdoor kitchen. An underground pool with its sparkling waters invites you to kickstart your summer festivities. Its delightful waterfall element perfectly sets a cheerful ambiance. Adjacent to the pool, a versatile games room stands splendidly, doubling as a studio or a haven for teenagers. If desired, with the bi-fold doors shut, it transforms into an additional bedroom complete with a premium en-suite bathroom. Swing the doors open, and it becomes an expansive entertainment zone or perhaps a fitness space. The aesthetic appeal is elevated by the striking shadow-line ceiling cornices and a fully-tiled fourth bathroom featuring a rain shower, toilet, and vanity. The outdoor area also boasts maintenance-free artificial grass, a utility shed, and a personal gateway that opens directly to the park. Truly, an enchanting backdrop. Walk to other attractive local reserves (including the majestic Yokine Regional Open Space), bus stops, Coolbinia Primary School, community sporting facilities and the Flinders Square and Dog Swamp Shopping Centres from here, with premium golf courses, other top schools and public-transport options, cafes, restaurants, the surrounding entertainment precincts of Mount Lawley, North Perth, Mount Hawthorn, Leederville and Northbridge, the city, the freeway and even our pristine Western Australian coastline all conveniently located only a matter of minutes away in their own right. Embrace nature in your own private family oasis! Other features include, but are not limited to:

- Quality low-maintenance timber-look flooring
- Separate toilet near the 3rd/4th bedrooms
- Full-height four-door sliding linen press and cloak cupboard - in between the front master and guest suites
- Large double sliding linen press, off the minor sleeping quarters
- Solar-power panels
- Zoned ducted reverse-cycle air-conditioning
- Security-alarm system
- Extra-height doors
- Profiled internal doors throughout
- Feature down lights
- Feature ceiling cornices - including shadow-line cornicing to the entry foyer
- Feature skirting boards
- Three (3) instantaneous gas hot-water systems
- Pool-heating provisions in place for the future
- Massive remote-controlled double lock-up garage with a large storage area, internal shopper's entry, high ceilings for bigger cars and external access down the side of the property
- Large powered lock-up backyard storeroom
- Manicured gardens
- Reticulation
- Huge 880sqm (approx.) block with two side-access gates
- Council rates \$3188.68 per annum