

**19 Coot Way, Tapping, WA 6065**

**Realmark**

**House For Sale**

Friday, 1 December 2023

19 Coot Way, Tapping, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 661 m2**

**Type: House**



Todd Danielle Utley  
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Monique Veletta  
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## ALL OFFERS BY MON 18TH DEC

SUITS BUYERS OVER \$750,000 FIRST AVAILABLE VIEWING IS SUNDAY 1.30-2.00PM Fully renovated throughout and impeccably presented, this stunning and spotless home emits a fresh Summer ambience with its striking timber floors, calming neutral décor, high ceilings and lots of natural light. Located in a quiet and well looked after street, the home is very generous in size and affords everyone their own personal space with its array of rooms including a home office, superb theatre room, separate games/activity, large open plan living area and big bedrooms for all. The icing on the cake is an extra wide garage and a brand new swimming pool overlooked by a fabulous alfresco area. There really isn't much more you can ask for! For further details call Team Utley!

**FEATURES:** Wide timber and glazed front door that leads into a clean and spacious entry hall Well located study that overlooks the front garden Impressive home theatre room with double door entry, recessed ceilings, highline windows and arctic white louvres Huge open plan casual living and dining area with feature recessed ceiling, downlights and glass sliding doors that open to the rear alfresco Sleek, modern kitchen with stone waterfall benches and breakfast bar, accessory cupboard, dishwasher, microwave recess, double sink, double under bench ovens, induction cooktop and concealed rangehood, double fridge recess and an abundance of cupboard and drawer cabinetry Laundry to the rear of the kitchen with a huge walk in storage cupboard, additional cabinetry with stone bench top and a handy 3rd WC Queen sized bedrooms 2 & 3 with built in robes Double bedroom 4 with built in robes Modern 2nd bathroom with black framed glass shower, vanity with above counter basin and bath tub Separate powder room with vanity, tiled floor to ceiling

**OUTDOORS:** Superb alfresco with aggregate floors, ceiling fan, all weather café blinds and outdoor kitchenette Brand new sparkling swimming pool with an attractive hedged greenery border and classy tiling surrounds Good sized grassed area for kids and pets Garden shed Side access via gate Extra wide double garage with wide remote controlled door plus access to the rear yard via a roller door

**EXTRAS:** Solar panels with a 5KW inverter Panasonic reverse cycle, ducted and zoned air conditioning Stunning hybrid timber flooring throughout the living areas Rheem instantaneous hot water system Wet areas tiled floor to ceiling

**SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO MONDAY 18th DECEMBER 2023 FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY DANIELLE 0407 117 071 TODD 0417 910 967**