

20 Carnarvon Crescent, Coolbinia, WA 6050

Realmark

House For Sale

Thursday, 13 June 2024

20 Carnarvon Crescent, Coolbinia, WA 6050

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 888 m2

Type: House



Roberta Ceresa
0893883911

Set Date Sale - All Offer by July 3rd

What We Love ?Nestled in the tranquil heart of Coolbinia, 20 Carnarvon Crescent is a perfect blend of character and comfort. Gracefully positioned on a leafy street, this exquisite single-storey residence is perched on an elevated 888m² block and offers city views.This home retains much of its original Art Deco charm, featuring adorned ceilings, decorative wood doors and window frames, and the warmth of wooden floorboards. These elements, combined with high ceilings throughout, make a resounding statement about the unique character and history of this beautiful property.With three generous bedrooms and two bathrooms, this home offers ample space for comfortable living.The open plan living and dining areas are complemented by porcelain flooring providing a contemporary touch. An additional separate formal dining room, which can be converted into a study or an activity room, adds to the versatility of the space.The formal lounge is a captivating area enhanced by the inviting glow of a gas fireplace, creating a welcoming and cozy environment. Large windows flood the rooms with natural light, offering stunning city views at the front and lush tree and garden views at the back.The well-appointed master chef's kitchen with top-of-the-range appliances is a culinary dream, featuring a professional ILVE 10-burner gas cooktop, ILVE double ovens (900mm and 600mm), a granite benchtop with a wide oak island bench for casual seating. The lounge, kitchen/family room and bedrooms are fitted with split air conditioning units, ensuring comfort year-round.This home radiates an intimate and inviting atmosphere, with an additional cozy and spacious alfresco area and an undercover swimming pool and heated spa overlooking the garden. This private sanctuary fosters a harmonious coexistence with nature.A spacious verandah at the front of the house provides the perfect setting to enjoy morning coffees or evening drinks with family and friends, surrounded by lush gardens and magnificent city views.An empty paved area at the back offers the option to create your office space with separate access from the side or an additional room (subject to council approval). This home certainly provides ample room for personalisation.Conveniently nestled among parks and in close proximity to shopping centres, local acclaimed schools, and Perth CBD, this property offers a serene lifestyle.Opportunities to own a home in this highly coveted neighbourhood are rare, so seize this chance and make this prime piece of real estate your own.

What to Know- Open-plan family and dining area with split air conditioning unit.- New kitchen featuring granite & oak benchtops, equipped with top of the range appliances: 10-burner ILVE gas cooktop, double ovens (900mm and 600mm) and high performance ILVE stainless steel ceiling mount range hood.- Fisher & Paykel Double DishDrawer Dishwasher.- Liebherr triple-door fridge and freezer with icemaker and plumbed water connection.- Zip HydroTap All-In-One for boiling, chilled, and sparkling filtered water.- Coffee station.- Master bedroom at the front of the house with large custom-made wardrobe and split air conditioning unit.- Two spacious bedrooms with built-in wardrobes and split air conditioning units.- Main bathroom renovated in recent years with plantation shutters.- Powder room renovated in recent years with plantation shutters.- Secondary bathroom with laundry facilities.- Formal lounge room with gas fireplace.- Formal dining room which can be converted into a study.- Alfresco area with undercover swimming pool and heated gas spa.- Undercroft storage room.- Freshly painted interior and exterior.

Other Particulars- Bore reticulation- Water rates \$1,303.65 (period 2022 - 2023 financial year)- Council rates: \$2050.89 (period 01/07/2023 - 30/06/2024)- Year built: 1937 (renovated in recent years)Who to Talk ToTo find out more about this property, contact Roberta Ceresa at 0435 935 999 or rceresa@realmark.com.au.

For Sale by Set Date SaleAll offers to be presented on 3rd July at 6pm. The seller reserves the right to accept an offer prior to the Set Date Sale.

Disclaimer:The particulars and photographs shown on this website are supplied for information only and shall not be taken as a representation in any respect on the vendor or the agent. They are solely intended to provide a general understanding of the subject matter and to help you assess whether you need more detailed information.