

**22 Socrates Parade, North Coogee, WA 6163**



**Sold House**

Friday, 20 October 2023

22 Socrates Parade, North Coogee, WA 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 245 m2**

**Type: House**



Caro Cunningham

0409992889

**\$2,700,000**

Nestled on North Coogee's captivating beachfront, this executive double-storey home boasts enviable luxury and aesthetic brilliance. With panoramic vistas stretching from Woodman Point to Rottneest Island, the home captures the essence of a perpetual holiday, where phenomenal sunsets and refreshing ocean breezes define each day. The journey begins with the inviting entrance, framed by coastal succulent gardens and a timber deck that wraps across the front of the home. Downstairs unfolds into a luminous open-plan living space, where wall-to-wall windows capture the majestic seascape. Tucked nearby, a handy kitchenette, built-in storage under the Marri timber staircase, and a spacious three-car garage with bike and surfboard storage epitomise thoughtful design. Two generously sized bedrooms feature built-in robes, sharing a family bathroom boasting a spa-like indulgence with its floating vanity, walk-in rain shower, and recessed bathtub. Meanwhile, a powder room and walk-in linen closet add additional layers of convenience. Ascend the stairs, flanked by striking bamboo designer wallpaper, setting the stage for culinary and entertaining mastery. The knockout kitchen will swoon any gourmet enthusiast, boasting a waterfall island breakfast bar, state-of-the-art Miele appliances, and a butler's pantry. Natural light pours in through three skylights and expansive windows, gleaming off the mirrored glass splashbacks. Life flows effortlessly from indoors to outdoors. A gas fireplace lends warmth to the open-plan living and dining area, which transitions smoothly to a glass-enclosed alfresco terrace with a built-in Electrolux BBQ grill and retractable shade blinds for all-season enjoyment. The opulent main bedroom suite, a retreat unto itself, features a custom walk-in robe, elegant pendant bedside lighting and a luxe ensuite that promises ultimate relaxation with its walk-in rain shower and floating vanity. A handy study nook, reverse-cycle air conditioning, internal alarm system and AV intercom are a few additional features that make this impressive home as functional as it is stunning. Positioned in a vibrant community, you're footsteps from Coogee Surf Clubs, chic bars and rustic eateries, and Woolworths. Dive or snorkel the Omeo wreck, fish off Woodman's Point Ammo Jetty and enjoy the security of safe swimming areas. You're not just acquiring an extraordinary home; you're embracing a coastal lifestyle where every day feels like a seaside holiday. Features include:- 2015 Custom-built executive residence- Absolute beachfront 245sqm corner block- Panoramic Indian Ocean and island views- Large format ceramic floor tiling- Marri staircase with designer wallpaper- Triple garage with rear access- Three internal living areas - all with stunning views- Indoor-outdoor alfresco with BBQ and shade blinds- Floating vanities and rain showers in the bathrooms- Luxury kitchen with triple skylights, Liebherr fridge/freezer, waterfall Caesarstone breakfast bar, Miele appliances, sleek cabinetry- Escea feature gas fireplace with ceiling vents- Large laundry with ceramic trough and line access- Kitchenette and storage built into the staircase- Shadowline ceilings and recessed LED lighting throughout- Study nook with storage - Luxe main suite with walk-in robe and resort-style ensuite- Minimalist drought-tolerant gardens- Fermvision intercom system and internal alarm- Zoned ducted reverse-cycle air conditioning Location (approx. distances):- 20m Omeo Park- 50m Ocean's edge- 100m Coogee Beach- 430m Woolworths Coogee- 580m The Coogee Boathouse- 760m Port Coogee Marina- 2.7km Coogee Primary School- 3.2km St Jerome's Primary School- 2.0km Woodman Point Playground (walk) Outgoings (Approx.)- Council Rates: \$3,461.72- Water Rates: \$1,667.44