

23 Paulina Way, Coolbellup, WA 6163

House For Sale

Tuesday, 28 May 2024



23 Paulina Way, Coolbellup, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 901 m2

Type: House



Ann Bashi Brown

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From \$889,000

Welcome to your future family sanctuary at 23 Paulina Way, Coolbellup-an exceptional property offering a harmonious blend of space, comfort, and convenience. Nestled on a substantial 900 square metre plot, this impressive residence presents an unparalleled lifestyle for families seeking room to grow and flourish. Constructed in 1999 and beautifully refurbished within the last five years, this solid double brick home spans a generous 220 square metres of living space, creating a warm and inviting atmosphere. Featuring four well-appointed bedrooms-including a sumptuous master with a walk-in robe and a fully tiled ensuite-along with a large family bathroom complete with dual shower heads and a bath, there's ample space for everyone to enjoy their privacy. The heart of the home is the custom kitchen, boasting mirrored splashbacks, stone benchtops, and a breakfast bar, seamlessly integrated with modern appliances. Adjacent to the kitchen, you'll find open-plan dining and a family lounge, perfect for casual gatherings, while the separate formal living and dining area offers an elegant space for hosting guests or doubling as a home office. Additional luxuries include ducted reverse cycle air conditioning, 18 solar panels to minimise energy costs, and a spacious games room and activity area to keep the little ones entertained. Outside, the property delights with a vast timber deck patio and a large entertainment area, surrounded by lush gardens with front and back reticulation, a charming cubby house, and a substantial powered workshop/shed. With a double carport featuring a shopper's entrance, an automatic electric gate for secure backyard access, and four parking spaces, this home ticks all the boxes. Located opposite the scenic Perdita Reserve Park and within easy reach of Perth CBD and Fremantle, 23 Paulina Way is a rare gem awaiting a family to begin their next chapter.

At a Glance:- 4 Bedrooms + 2 Bathroom (separate bath and showers) + 2 WC.- Spacious Master Bedroom with walk-in robe and ensuite fully Tile Bathroom. - 3 big Bedrooms with built-in Robes.- Open plan Kitchen, Dining and Family Living.- Separate front Formal Living and Dining room.- Large Games room and Activity room.- Laundry with copious storage.- Custom Kitchen with mirrored splashback, stone benchtops & Breakfast bar.- Fridge and dishwasher discreetly encompassed within kitchen cabinetry.- Large family bathroom; fully tiled with dual shower heads and bath.- Semi-enclosed kids' playroom with ample space. - Formal living/ dining area that can be used as Home-Office/Study.- Ducted Reverse cycle split air-conditioner. - 18 Solar panels - 6.8kw.- Two bi-fold doors to flow onto the 7mx4m timber Deck, Patio.- Large Outdoor entertainment area- Window Blinds and Curtains- instantaneous Gas Hot Water System- Front and back Reticulation.- Cubby house with sandpit.- Powered 9mx7m workshop/shed.- Double carport with shoppers' entrance- Auto Electric gate to access backyard.- NBN connected. Fiber glass to the Node. - Council Rates \$2285.90 per year.- Water Rates \$1275.15 per year. Don't miss out, come and view this massive home. Located opposite Park and playground. Close to schools, library and shops. Easy access to Train Station and Freeways. Short drive to Kardinya Mall, North Lake Senior Campus, Fiona Stanley Hospital, and Murdoch University. 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 beaches.