

# 24 Coral Vine Cross, Cowaramup, WA 6284



## House For Sale

Friday, 17 May 2024

24 Coral Vine Cross, Cowaramup, WA 6284

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 4

**Area:** 913 m<sup>2</sup>

**Type:** House



Paul Manners  
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## Offers from \$1,350,000

A secluded paradise of superb proportions, this impressive modern home, owner-designed and locally built, has been masterfully conceived to capture the natural elements of the surrounding environment. The modern design beautifully captures the Western aspect, with expansive living areas, picture windows, and a skillion roofline. Earthy tones and natural materials reflect the magical West Australian landscape inside and out, with striking burnished concrete floors, double-glazed windows, shadow-line skirting, high-end fixtures and fittings, feature tiles, and extensive use of glass. Wide, flat-lay concrete steps lead to the inviting front entrance, complementing the picture window that frames the bushland and lake views as you step inside. To the left is the bedroom wing, and to the right, you will be swept up in the charm of the open-plan living space and kitchen. Spacious concrete benchtops with the island bench finished with waterfall edges and spotted gum timber. Endless storage ideas, integrated dishwasher, pyrolytic 600mm over, 900mm gas cooktop and a large pantry with a chalkboard barn door for those memorable moments. A slow-combustion woodfire heater commands attention in the living area and provides additional warmth in the cooler months. The master bedroom with ensuite is located to the left of the main entrance, along with bedrooms two and three, an impressive separate bathroom, toilet and a European laundry in between. Each bedroom is spacious, light, and bright, and has a ceiling fan. The master bedroom boasts exceptional views, access to the decked area and a stunning ensuite. Large sliding doors open onto the impressive decked alfresco space, offering year-round entertaining with breathtaking bushland and lake views. The cleverly designed space caters for any social occasion. Accessible from the Kitchen, Dining and Master Bedroom, the decking expands across the back of the house. Ideal for entertaining, this alfresco space enables casual dining and endless living possibilities for the family and guests. A bespoke backyard of meticulously landscaped grass provides the backdrop for an oasis of entertaining. The combination of timber-lined garden beds and veggie boxes is visually inspiring and encourages a year-round edible garden for the family. The neighbouring road/fire break provides access to the back of the property, allowing access for a caravan, boat, trailer, etc. THE STUDIO Positioned on the right-hand side of the main entrance and carport, this one-bedroom studio is separate from the main home. With a private entrance, the studio features a full kitchen with a concrete benchtop and feature subway tiles. Burnished concrete flooring extends through to the spacious bedroom and ensuite. A private grassed courtyard finishes off this space beautifully. ADDITIONAL INFORMATION • Ceiling fans throughout • Oversized 2-car garage with built-in bench space for a workshop • Additional parking for the studio and guests • Paved landscaped pathways down each side of the house Embrace the essence of Parkwater with this awe-inspiring home. It's full of creativity and design and is complimented with personal artistic touches. The home's subtle positioning ensures that the extensive decking and living spaces are functional and fabulous. It flawlessly reflects the charm and character of the Southwest, with a lifestyle aspect that is second to none. It is only a 5-minute drive into Cowaramup town centre, 13 minutes to Gracetown, and 15 minutes to Margaret River. Make your Southwest dream a reality. Please contact Paul Manners, your Southwest Property Specialist, for a private inspection.