

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

**Sold House**

Wednesday, 20 March 2024

**DUET**

26 Socrates Parade, North Coogee, WA 6163

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 252 m2**

**Type: House**



Jake Polce  
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**\$3,300,000**

**THE FEATURES YOU WILL LOVE:**Exuding luxury and lifestyle finesse, this tri-level, lift-connected residence ticks all the boxes for low maintenance living. The clever floorplan offers abundant natural light, space and stunning vistas throughout, together with a seamless alfresco connection that allows unmatched entertainment all year round. Four generous bedrooms span across three storeys, with a stand-out master bedroom on the top floor which boasts a private balcony and a resort style bathroom. Additional features include an in-built outdoor BBQ, spacious scullery and secure double garage with ROW access just to name a few. A rare opportunity to secure an oceanfront home - don't miss it!**THE LIFESTYLE YOU WILL LIVE:**Experience the ultimate in North Coogee living, perfectly situated opposite the iconic waters of Omeo Wreck - the location is simply irreplaceable. Start your morning slow, with a dip in the ocean or walk along the foreshore - grab your caffeine fix from Beachpoint Café and you are ready to go! Watch the sunset in the evening with friends and a BBQ, or sit back and enjoy a long bath with a glass of wine. Cafés, restaurants and shopping villages are all within walking distance in this beachside location.**THE DETAILS YOU WILL NEED:**Council Rates: \$4,520.00 per annumWater Rates: \$1,969.26 per annumLand Area: 252m<sup>2</sup>Build Area: 484m<sup>2</sup> (inc balcony, garage & porch)