

# 29 Caliban Way, Coolbellup, WA 6163



## Sold House

Friday, 3 May 2024

29 Caliban Way, Coolbellup, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 789 m2**

**Type: House**



Jason Liddle  
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**\$1,140,000**

789sqm of prime local real estate! A very rare opportunity, do not miss out! Step into the essence of modern living with this elegant single-level residence! Radiating style and practicality, this 1yo home features 4 generously sized bedrooms, two luxurious bathrooms, theatre room, an expansive open plan living area plus plenty of block size to expand your lifestyle or subdivide. Relax by the fire in the serene atmosphere of the main living room or bask in the tranquillity of the separate and private theatre room. The rear alfresco looks over a blank canvas, where you can let your dreams unfold. Utilise the extra space, expand the outdoor living area, add a swimming pool, add a work shed or do it all! For the entrepreneurial investor type, subdivide and profit! (subject to council approval) Situated in a prime location, close to local parklands and within easy reach of schools, shops and all amenities, this home offers unparalleled convenience and contemporary luxury. • Stunning chefs kitchen with 5 x burner gas cooktop, glass splashbacks, integrated rangehood, huge walk in storage/pantry, plus scullery area, fridge recess with plumbing, stone benchtops, large island bench with breakfast bar, soft closing cabinetry, 900mm oven, dual sinks, plenty of bench & cupboard space. • Spacious open plan living with cathedral ceilings and cosy fire place • Separate theatre room, study nook and powder room • Ducted reverse cycle air conditioning with linear vents in open plan living • Stunning master bedroom, large walk in robe and fully tiled ensuite w double shower, dual vanities finished w stone benchtops. • All minor bedrooms are doubles with built in robes. • Main bathroom offers shower, bath, with stone benchtops & storage • Separate WC/powder room • Laundry with floor to ceiling double linen cupboard • High 28c ceilings and LED downlights throughout • Cathedral ceilings in main living area • Double fully automated garage, w shoppers entry • Undercover alfresco - the perfect place to unwind or entertain family & friends • Spacious 285sqm under roof floor area. • Wide entrance door • WIFI security cameras • Alarm system Close proximity to local parklands, shops, schools, Bibra Lake Reserve and easy access to Murdoch University, Fiona Stanley Hospital and Perth CBD via Kwinana Freeway This is a super rare find do not hesitate to enquire today. This will not last long! Jason@empireproperty.com 0450 041 157 DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.