

3 Madras Link, North Coogee, WA 6163



House For Sale

Wednesday, 20 December 2023

3 Madras Link, North Coogee, WA 6163

Bedrooms: 5

Bathrooms: 4

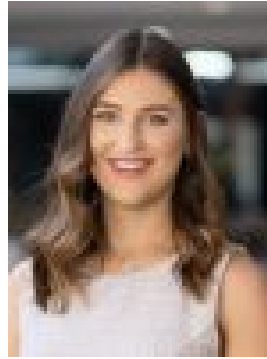
Parkings: 2

Area: 341 m2

Type: House



Richard Young
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Hannah Tallon
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All Offers By 23 January at 4pm

All Offers By 23 January at 4pm Custom built & designed by Atrium Homes this breathtaking, 2020 beach house is the epitome of refined seaside elegance. High end appointments including bespoke Italian 'Moon Beige' porcelain floor tiles, a state-of-the-art cinema room, palatial master suite, fully integrated C-bus (smart home) connectivity and lofty ocean views from the roof-top terrace offset smart & seamless design. Ethereal alabaster interiors and an opulent foyer reveal an atrium where an abundance of coastal sunlight cascades down the central staircase. A considered floorplan has allowed for several zones to indulge in privacy, entertainment and family time. From the front entrance, a luxury guest room benefits from ocean views and the indulgence of a spa-inspired ensuite with a tub and generous rain shower along with a customized built-in robe. Central to the ground floor, a state-of-the-art cinema room far exceeds the traditional experience. Optimised surround sound, 11-channel speakers, acoustically enhanced galaxy ceiling lights plus a popcorn bar and kitchenette. At the rear of the home, the open plan living, kitchen and dining extend to a glass enclosed winter room where wall-to-wall bifold doors meld with the outdoors in summer, and bring a protected living, dining and entertaining option in cooler weather. A luxury palette of Vanilla Noir Caesarstone and a huge island bench complements high gloss walnut veneer cabinetry. Frattini tapware and quality ILVE appliances, also continued into the generous scullery and open walk-in pantry. Intended for ease of entertaining, there are two ovens, dishwashers and 5-burner gas stove-tops in this highly functional workspace which has been well thought out so you can cook and clean with ease. Upstairs, the sumptuous master suite is primely located to share terrace access and ocean views, along with a custom-designed walk-in-robe and retreat-style ensuite with a whirlpool air tub and a quartz appointed double vanity bolstering a twin walk through rain shower. The large terrace balcony on this level is a fabulous spot to host a barbeque with a kitchenette just inside the spacious first floor living room and stunning ocean views. The first-floor landing extends to the secondary bedrooms and a study nook fitted with a dual workstation which optimizes the incredible light gleaned from peripheral windows and the sitting room above. A bathroom with a deep tub and walk-in rain shower separates the secondary bedrooms - all appointed in custom built-in robes and plush champagne-hued carpets, while one also acts as another guest suite with a walk-in-robe and private bathroom. The eye is naturally drawn to the top floor sanctuary - a light infused sitting room extending to a roof-top terrace where spectacular ocean views frame Carnac Island and the coastline beyond. Protected from the elements by an automatic awning, and with ample room for outdoor furniture & a barbecue, this magnificent open area is considered the most frequently used and one of the most adored highlights of the home. Other features include a laundry chute connected to a generous ground floor washroom, roof attic storage space, zoned & ducted reverse cycle air-conditioning which can be altered for each room, LED dimmable down-lighting, solar panels & battery storage, integrated Sonos ceiling speakers, a remote double garage & shopper's entry and a fully integrated C-Bus network including phone, audio/speakers, garage, reticulation, air-conditioning, lighting and video intercom entry. Located within the award-winning Port Coogee Residential Estate, with the inviting foreshore, Omeo Wreck and crystal blue beaches at the end of the street, the overall vibe of a relaxing beach holiday is an everyday pleasure enjoyed from this property. Walk to local cafes, the community shopping village and stunning Port Coogee Marina, this is truly unmatched coastal living in a home that will shape and adapt to the needs of a growing family and guests alike for many years to come. - Fully integrated C-Bus network including phone, audio/speakers, garage, reticulation, air-conditioning, lighting and video intercom entry. - Green open space and white sandy beach at the end of the street. - Incredible theatre room with customizable lighting (up to 1 million different sequences), sound insulation, top of the range surround sound Martin Logan speakers and integrated bar fridge and snack wall. - Airflow and temperature of the zoned & ducted reverse cycle Panasonic air-conditioning can be altered for each room. - 8.5kw hybrid PV solar panel system with battery storage. 26x solar panels on the roof. Solar Battery- 10KW Senec V3 battery. - Artificial Turf- Summer Cool HD by All Seasons Synthetic turf. It has the highest UV stability, and has a coolplus cooling technology, meaning children can run without shoes and enjoy the outdoors. - All windows and aluminium sliding doors have thickened 10.5mm clear acoustic glazing. - Custom designed and built wardrobes by Flexi Wardrobes. - Five burner Ilve gas stove, sink, Fysher & Pykel dishwasher, Ilve oven and warming drawer in main kitchen with a secondary Ilve gas stove, sink and Miele dishwasher in the scullery. - 2020 custom design and build by Atrium Homes. - Fully integrated, zoned Sonos ceiling speaker system. - Video intercom doorbell entry. - 2x gas instantaneous hot water systems. - Located within the award-winning Port Coogee Residential Estate. - Prime seaside location - Omeo Wreck, Omeo Park & beach at end of street. - Sumptuous master suite, walk through double vanity ensuite, twin 2-in-1 walk through rain shower, whirlpool air tub, generous walk-in-robe with

Robinhood ironing board, balcony access & ocean views.- Magnificent top floor sitting room & roof terrace, ocean views, retractable imported & wind rated awning.- Frattini tear-drop tapware in kitchen & bathrooms.- LED dimmable downlighting throughout.- Fully reticulated garden beds.- Double remote garage, shopper's entry.- Roof attic storage via hatch-door with lighting, track flooring. - Omen Wreck & beach at the end of the street.- 5-minute walk to Port Coogee Shopping Centre (Woolworths, pharmacy, bakery, café, restaurant, liquor store & more) Council Rates: Approx \$4,524 per annum Water Rates: Approx \$1,909 per annum Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.