

3 Moora Lane, Coolbinia, WA 6050

House For Sale

Friday, 24 May 2024

3 Moora Lane, Coolbinia, WA 6050

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 627 m2

Type: House



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UNDER CONTRACT - Home Open Cancelled

A 1950s build with a tasteful, high-end renovation, 3 Moora Lane boasts a creative and thoughtful design, blending old and new to inspire unsurpassed style and comfort. What makes this space so unique and special is the fusion of playful textures, colourways and materials showcasing individual architectural character and charm. Almost everything has been upgraded, providing a highly functional and beautifully finished home where there is simply nothing left for you to do. Designed by Suzanne Marinoni, the kitchen is a chef's dream with quality Bosch appliances and extensive bench and storage space. She has merged black, white and oak for a sleek, contemporary finish while celebrating the home's original timber slat feature walls in the adjacent dining and living rooms. Feature pendant lighting, sheer curtains and the rawness of timber create a warm and spacious area for effortless everyday living. The main bathroom transformation has created a fresh and welcoming space with brushed brass fittings, a fluted glass shower, a luxurious standalone bath, and an arched vanity mirror all complemented with the warmth of oak cabinetry. This serene retreat offers a perfect sanctuary for relaxation, allowing you to unwind and indulge in spa-like comfort every day. From the outside, black accents strikingly contrast with the modern white brick and render walls creating a bold and timeless façade, while tropical palms, frangipanis, and lush lawns infuse the space with calming, tranquil nature. The large gabled alfresco is an extension of the home's living space, perfect for hosting family gatherings, enjoying quiet mornings with a cup of coffee, or entertaining family and friends while overlooking the beautifully landscaped gardens. The outside studio provides excellent versatility and is equipped to be used as a gym or wellness space, art studio or even a home office. Nestled in a quiet cul-de-sac near Mount Hawthorn's bustling, family-friendly café scene, close to the wine bars and eateries of Leederville and North Perth, and surrounded by top-tier school options, this property offers the ultimate lifestyle for families or executives alike looking to call Coolbinia home. Some of this home's countless features include:

- A custom kitchen complete in July 2021 featuring stone benchtops and an island bench with breakfast bar, coffee station, LED strip lighting, Bosch appliances, extensive storage, and a feature tile splashback.
- A stunning timber bar unit providing additional storage and style to the kitchen is included.
- Well-appointed dining area off the kitchen featuring timber walls and a gas bayonet.
- Renovated bathroom including brushed brass tapware, a fluted shower screen, an arched vanity mirror with storage, standalone bath, and oak cabinetry.
- The lounge area is a spacious family room equipped with a light pendant, an original timber slat feature wall, and dimmable wall sconces.
- The master bedroom sizeable enough to accommodate a king-size bed and includes plush carpet, custom wardrobe and cabinetry, a ceiling fan, and LED downlights.
- Bedroom 2 is also equipped with plush carpet, wardrobes and a ceiling fan
- Bedroom 3 can be used as a second master or retreat with elevated position and en-suite with toilet
- A separate study or 4th bedroom.
- Spacious laundry with terrazzo stone flooring and custom cabinetry providing an abundance of storage.
- The property features timber flooring, decorative cornices, sheer window treatments, feature pendant lights and wall sconces, alongside high ceilings and stucco plaster walls for a high-end, designer finish.
- The front garden is low maintenance with an exposed aggregate concrete driveway and lush, mature greenery with reticulated bore system.
- The backyard is also reticulated and boasts tropical plants including a mature mango tree, with plenty of free space to inspire your own imagination (or leave exactly as is!)
- Spacious gabled alfresco area with exposed aggregate concrete and ceiling fan.
- Powered storeroom with a functional work bench ideal for garden storage.
- Separate studio space connected to the alfresco area which is well-equipped for gym/wellness, studio or home office.
- Climate control includes a Daikin 12.5kW reverse cycle air conditioning installed in 2020, ceiling fans to the bedrooms, roof batts plus anticon insulation blanket, and double-glazed windows to the front of the property.
- A security alarm system and security screens to doors and windows.
- Triple water filtration system installed in December 2023.
- New gas hot water system installed in April 2023.
- Complete house electrical rewiring in 2017 and 3-phase power.
- Double lock-up garage with undercroft storage, plus additional parking space providing room for up to 5 cars if required.
- Nearby amenities include Flinders Street Shops and Dogswamp Yokine, Mount Hawthorn Café strip as well as North Perth and Leederville nearby.
- Local schools include Coolbinia Primary, Kyilla Primary, St Pauls Primary, Perth College, and Mount Lawley Senior High School.
- A safe and desirable cul-de-sac location with a beautiful sense of community.
- Council rates: \$1964.97 PA.
- Water rates: \$1313.85 PA.

Discover the captivating style and comfort of 3 Moora Lane, Coolbinia for yourself, contact Chris Pham on 0448 777 511 or at chris.pham@belleproperty.com.