

30B Coral Tree Avenue, Subiaco, WA 6008

central

House For Sale

Friday, 24 May 2024

30B Coral Tree Avenue, Subiaco, WA 6008

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Jen Lowe

0893883333

offers closing 4 June (if not sold prior)

This beautiful home, designed by David Hillam, enjoys a lovely outlook across a leafy, quiet street. You will love the versatility of the floorplan – from the two master suites, one upstairs, and one on the ground floor, to the large secondary bedroom sizes – this is a home that guarantees maximum flexibility. You will love the feel of the spacious entry hall, with soaring void to the second floor. The front living room boasts built in cabinetry and a lovely view across the yard to the street. The rear of the ground floor is dedicated to an open plan kitchen and dining space that spills into the huge internal courtyard. All spaces have been considered – a clever study nook has been built in under the timber skeleton stairs. Energy inputs have been well considered – the home offers 5.94 kW of solar panels, with intelligent power diverter sending excess solar to heat your electric HWS. Further energy efficiency is achieved through window tinting to select windows. Outdoor spaces, whilst low maintenance, are highly usable. The gorgeous interior courtyard brings an abundance of light into the home and provides a safe, contained environment for pets and young children, and a magical space to entertain. The front yard offers a large space to relax and engage with passers by, and there are two generous balconies – off each of the master suites. Features such as marble surfaces, deep tubs and rain shower heads, along with gold accents in taps and handles, increase the feel of overall luxury. Practicalities are taken care of with a generous garage, spacious laundry, ducted reverse cycle air-conditioning and ducted vacuum system. Subiaco shops are a short walk, as is the Wembley café strip, beautiful parkland and lakes, and public transport. The house is in the catchment for award winning public schools - Jolimont Primary and Shenton College. A superb home to live in and simply enjoy life. Council rates \$3,841 per annum Water rates \$2,032 per annum Strata admin levy \$905.54 per quarter Strata reserve levy \$142.50 per quarter Special levy (ends Oct 27) \$1374.46 per quarter **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, neither the Agent nor the Seller guarantee their accuracy. The particulars of this advertisement are supplied for general information only and shall not be taken as representation in any respect on the part of the Seller or their Agent nor form part of any contract. Prospective clients should carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.