

# 31 Chelydra Point, North Coogee, WA 6163



## Sold House

Saturday, 2 September 2023

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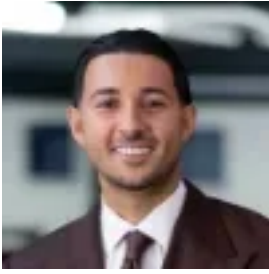
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 623 m2**

**Type: House**



Ali Seyfi

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## Contact agent

(Contact agent to schedule Inspection) Elevate your lifestyle to a standard never seen before along the spectacular North Coogee peninsula where this stunning 5 bedroom 3 bathroom 763sqm (approx.) tri-level executive residence so impressively lies. Nestled in cul-de-sac tranquillity on what is arguably one of the best two streets within the sought-after "Port Coogee Estate", this luxurious family entertainer not only boasts its very own jetty at the rear, but also sits just footsteps away from fishing spots at the lovely Chelydra Park along the waterfront. This modern masterpiece has a breathtaking aesthetic from beginning to end and has been built to epitomise harmonious architecture, excellent construction and a distinctive lifestyle that those with boats will fully appreciate. Absolutely no expense has been spared here – and it is evident from the moment you step foot inside. The under-croft level plays host to a gym area with split-system air-conditioning, as well as a self-contained "guest" wing where the carpeted fifth bedroom enjoys double-door access out to the back jetty and deck that is within arm's reach of Port Coogee Marina itself. The bedroom also has a walk-in wardrobe and semi-ensuite access into a fully-tiled third bathroom with a double shower, stone vanity, toilet and heat lamps. There is an adjacent kitchenette too, complete with tiled splashbacks and plenty of built-in storage space. Also on this floor is a tiled cellar room with a storeroom, gas fireplace and Vintec drinks fridge that wine enthusiasts will fully appreciate. There is both single-door and double-door access into a carpeted theatre room down here, with a projector and integrated audio speakers complementing another split-system air-conditioning unit for climate control. Completing the under-croft features is a remote-controlled three-car lock-up garage that is preceded by what is essentially a double front carport, is massive in its proportions, enjoys double-door access to a "drop zone" and the cellar room and links to a huge workshop via double doors. Another storeroom with plenty of space for "water toys" has double doors either side of it – including one set that opens on to the jetty. The ground or entry level comprises of a huge home office with carpet, ample built-in storage and desk space and splendid ocean views to absorb while you work, with a fully-tiled powder room and a maintenance room (with its own built-in computer nook) also perched just inches away from your front door. The open-plan family, dining and kitchen area here is where most of your casual time will be spent and is graced by immaculate tiled flooring, a feature gas fireplace, sliding-stacker-door access out to a side alcove sitting courtyard, sparkling stone bench tops, a recessed, internally-ducted Schweigen silent range hood in the ceiling, an integrated stainless-steel Fisher and Paykel fridge/freezer and integrated Miele Induction-cooktop, dishwasher, double-pyrolytic-oven, steamer and microwave appliances. The scullery off the kitchen has its own walk-in pantry and direct access into the laundry, where more sleek stone bench tops meet a walk-in storeroom and ample cupboard storage space. A separate set of sliding-stacker doors extend entertaining from the family room, out to a huge indoor-outdoor alfresco-style balcony with stairs leading down to the under-croft and jetty area, a ceiling fan, a stone kitchen setup (with a gas barbecue and stainless-steel Ziegler & Brown range hood), a Husky triple drinks fridge, a sink, storage and sliding-stacker doors to a romantic Juliet balcony, for an amazing outlook over the local canals. Breathtaking ocean and island views are accompanied by common sightings of dolphins in the water, whilst a bubbling above-ground spa and award-winning solar-heated 15-metre concrete lap pool with a series of flowing water features add some exquisite finishing touches to where all of the action happens within this main hub of the floor plan. Upstairs, gleaming Blackbutt timber staircase treads and a series of Velux skylights add a natural element to the sleeping quarters, where a carpeted retreat – or lounge – area is the perfect place to sit, relax and unwind, without a worry in the world. The bedrooms are all carpeted for comfort too, inclusive of a commodious master suite with a high skillion-roof ceiling, a fan, a combined canal and ocean vista to wake up to, a large fitted walk-in robe, more views from the side balcony and a sumptuous fully-tiled open ensuite – free-standing bathtub, double shower, twin stone vanities, separate fully-tiled toilet and all. A fully-tiled powder room with a stone vanity, a linen press, laundry chute and light, bright and fully-tiled main bathroom (with a shower, separate bath, twin stone vanities and heat lamps) all lead into the minor-bedroom wing where the second bedroom has a ceiling fan, water views and built-in robes and storage space – and the huge third (with a fitted walk-in robe) and fourth (boasting built-in robes/storage) bedrooms have ceiling fans of their own, also opening out on to a shared front balcony overlooking the ocean. A carpeted and light-filled activity room for the kids completes this very special package. Walk to other lush coastal parklands, fantastic family picnic spots and the magnificent Marina itself, with the local shopping and entertainment precinct just minutes from your front door. The likes of Dôme Café, The Grind Reaper, The Coogee Boathouse, the local brewhouse and the Woolworths supermarket at Port Coogee Village Shopping Centre are all at your disposal too, with glorious beaches (including South Beach), schools, other shopping centres, public

transport and even Fremantle are also within a very, very close proximity. This unparalleled waterfront retreat will leave you in absolute awe. Talk about living the dream! FEATURES INCLUDE: • Internal lift with full electric automation • Under-floor heating to the entire main living area • Ducted reverse-cycle air-conditioning • Great security – including an alarm and CCTV cameras • Ducted-vacuum system • Integrated SONOS surround-sound audio speakers (7.1 in the theatre) • A/V intercom system, solar hot water with gas assist, 6-Star energy rating • Clipsal Satin Series light/electrical switches • Feature down lighting – part of a C-BUS central automation system • Shadow-line ceiling cornices, louvers, profiled doors, outdoor power points • Materials are a mixture of honed Pietra Grigio limestone, Quartz Stone and Blackbutt timber to name a few • 622sqm (approx.) block land size • Own jetty deck with a 11x11-metre (approx.) canal frontage Council Rates: Approx \$3,657 per annum Water Rates: Approx \$1,995 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.