

31A Romeo Road, Coolbellup, WA 6163

WHITE HOUSE
PROPERTY PARTNERS

Sold House

Friday, 1 September 2023

31A Romeo Road, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 290 m2

Type: House



Louise Pope
0410803722

\$670,000

Welcome to 31a Romeo Road, a hidden family gem on a private 290m² block in the heart of Coolbellup. Behind an automatic security gate, this limestone bricked rear property is tucked away down a long driveway lined with freshly planted shrubbery and kangaroo paws. Upon entering, a quaint study nook sits in the entranceway with the master bedroom adjacent. The large master bedroom has twin floor to ceiling windows, allowing plenty of sunlight in, along with an impressive custom built walk-in robe and luxurious ensuite. Complemented by matte black tapware throughout, a standout feature is the free-standing stone bath with gooseneck style tap. The frameless shower has a recessed shelf with dual shower heads, including a spa quality rainwater shower head. Warm wooden floorboards, a neutral colour palette and ducted air conditioning feature throughout this home. The open plan kitchen, lounge and dining is light and bright with a striking central feature fire place. Off the lounge via sliding door access is a private, undercover wooden deck - the perfect spot for a BBQ on warm, summer evenings. The outdoor space is bordered by easy-care synthetic lawn and glimpses of the tall, leafy trees lining nearby streets. The kitchen offers a large island bench with engineered stone, recessed double sink, gas cooktop, electric oven, dishwasher and stunning herringbone tiled splash back. A neat butler's pantry comes off the kitchen, easily accessible via the internal doorway through to the double lock up garage. Bedrooms two and three are ample sized with built-in robes, and the discreet European laundry is hidden in the hallway. The second bathroom features separate toilet, built-in bathtub, frameless shower with rain water shower head and striking rose gold tapware. One of the best features of this property is the 'Cooby' locality which offers a community-oriented lifestyle, bustling cafes, abundance of sprawling parks and easy access to anything you need with a public bus route on Romeo Road. A range of amenities and services include Coolbellup Shopping Centre and Fiona Stanley Hospital only a short drive away. This property is conveniently close to major road networks whether it's Kwinana Freeway to access the Perth CBD or towards the coast for South Beach, Coogee Beach, Port Coogee Marina or Fremantle. Several reputable schools are also nearby including Coolbellup Community School, North Lake Senior Campus and Murdoch University. This family gem offers location and connectivity, making it an excellent opportunity for first-time buyers, young families, or investors seeking value for money and strong growth potential.

- 3 Bedrooms - main with ensuite, freestanding stone bath
- Stunning fixtures, neutral colour palette and wooden floorboards throughout
- 2 bathrooms and hidden European laundry
- Separate office/study nook at entrance
- Open plan kitchen, living and dining
- Ducted Air conditioning
- Feature wood fire
- Undercover entertaining area on wooden deck, low maintenance synthetic lawn
- Neat butler's pantry, internal access to garage
- Double lock up Garage and automatic security gate
- Recently built, new home
- 290m² block
- Coolbellup shopping precinct nearby; Woolworths, pharmacy, and multiple retail outlets.
- Close to Cockburn ARC, Perth CBD via Kwinana Freeway, Murdoch, and coastal areas including South Beach, Coogee Beach, Port Coogee Marina and Fremantle.
- Abundance of parks nearby including Len Packham Reserve, and Rinaldo Park.
- Public transport with direct bus route on Romeo Road.
- St John of God and Fiona Stanley hospitals nearby
- Reputable local schools including Coolbellup Community School, North Lake Senior Campus and Murdoch University.

Water rates: \$1,130.07 per annum (approx) Council rates: \$1,778.62 per annum (approx)