

323 Walcott Street, Coolbinia, WA 6050



House For Sale

Wednesday, 12 June 2024

323 Walcott Street, Coolbinia, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 312 m2

Type: House



Nadija Begovich
0417903990



Dan Broad
0417903990

Offers from \$999,999

The Perth Property Co. is thrilled to present 323 Walcott Street, Coolbinia. A truly classical 1930s home of astonishing splendour that offers an exhilarating blend of past and present living thanks to the clever renovation that allows the home to maintain its original archetypical features yet incorporate modern amenities to meet the needs of today. From the street, what appears as a charming bungalow, unfolds to a masterpiece of deliberate style and outstanding functionality. Comfortably accommodated on 312sqm survey strata lot in a much-desired family orientated neighbourhood, this home and all its refinement is just waiting to be discovered. A fine example of its era, you are greeted by a bright and appealing entrance that illuminates the purposeful style and prominent features found throughout the home, like the modern neutral décor, the high ceilings and polished floorboards that beckon you further into the home's embrace. Continuing your journey, your first discovery is the generous main bedroom. There is an abundance of natural light afforded by the big front windows, plus lux drapes, and a large built-in robe. Further along the hall is found the stunning bathroom. This bathroom is adorned with marble benchtop, profiled vanity, semi frameless open shower, floor to ceiling tiles with marble mosaic feature wall. Found nearby is the good size bedroom two with robe. Accommodated neatly to the right off the entrance hallway through a lead light door is found the family room with bulkhead ceiling, downlights and feature fireplace. From the living room you enter the central dining room, which takes you through the archway onto the amazing kitchen. The kitchen is a clever and modern adaption that offers plenty of crisp white cabinetry, stainless-steel appliances including under-bench oven, gas cooktop and range-hood plus a dishwasher, and attractive tiled splashback. Towards the rear of the home you find a convenient activity room with access to the laundry and WC, and French doors leading out to the patio and rear yard. With good access around the home, you have a handy garden shed, there are double gates to the side which gives useful access for boat, caravan, or trailer parking, plus the front yard has plenty of parking space and is nicely secure behind automated gates. The functionality of this home is further enhanced by the remaining features. To compliment the style, the charm and clever layout, there is also new 14kw Daikin ducted RC air-conditioning, attractive modern window treatments, downlights, double glazed windows, exposed aggregate patio and drive, classic front porch and reticulated easy care gardens. Plus the plumbing, electrical and ceilings have all been refreshed and replaced. This home is a true showcase of style and family comfort just moments from the popular local attractions of Mt Lawley, Mt Hawthorn and North Perth, plus ECU and well-liked schools. You must make time to view all that 323 Walcott Street, Coolbinia has to offer. Call Nadija 0417 903 990 or Dan 0422 422 216 now.

Other Information
Built: 1938
Size: 312sqm
Council Rates: \$1,595
Water Rates: \$1,040
Approximate Distances
Kylla Primary 200m
Coolbinia Primary 800m
Mount Lawley High 1.5km
Edith Cowan University 1.5km
Angove Street Hub 1.6km
Perth CBD 4.5km

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