

**329 Walcott Street, Coolbinia, WA 6050**



**Sold House**

Friday, 8 September 2023

329 Walcott Street, Coolbinia, WA 6050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 343 m2**

**Type: House**

**\$805,000**

Nestled in the prestigious suburb of Coolbinia, where tranquillity meets elegance, this remarkable property exudes timeless charm and offers a lifestyle like no other. Welcome to a home that seamlessly blends character with modern convenience. As you step inside this captivating abode, you'll be greeted by decorative ornate ceilings, meticulously preserved to honour the home's rich history. Jarrah boards extend their timeless beauty throughout the home, creating an inviting and cohesive atmosphere. Picture yourself sipping your morning coffee on the delightful front verandah, soaking in the surroundings of Coolbinia. This property offers flexible living arrangements with 2/3 bedrooms, allowing you to customize your space to suit your needs. The separate lounge room is an ideal spot for unwinding or hosting guests, while a second informal living area with double glazed timber doors opens up to the outdoor entertaining area, seamlessly blending indoor and outdoor living. The kitchen boasts line 'Bosch' electric induction cooktop and a dishwasher for added convenience. You'll have everything you need to create culinary masterpieces or enjoy simple family meals. Coolbinia is renowned for its lush green spaces, prestigious schools, and convenient access to the city. This property is your gateway to a premium lifestyle, offering both character and comfort in one of Perth's most sought-after suburbs. Don't miss your chance to make this Coolbinia gem your forever home. If you're looking to live in this prestigious area, do not pass up this rare opportunity. Contact us today to arrange a private viewing and experience the magic of this property for yourself. Your dream home awaits!

**Key features:**

- Decorative ornate ceilings
- Sealed fireplace in lounge room
- Jarrah boards throughout
- Delightful front verandah
- 2/3 bedrooms for versatility
- Separate lounge room for relaxation
- Second informal living area
- Double glazed timber doors to outdoor entertaining area
- Open plan kitchen/meals area
- 'Bosch' electric induction cooktop
- Convenient dishwasher for easy cleanup
- Parking for 2 vehicles behind electric gate
- All on precious 343 sqm front lot (rear home has own entrance)

**TITLE PARTICULARS** Lot 1 on strata plan 53100 Volume 2747 Folio 845

**OUTGOINGS** Water rates: \$1,120 PA Council rates: \$1,671.41 PA