

**38 Ardross Crescent, Coolbinia, WA 6050**



**Sold House**

Wednesday, 23 August 2023

38 Ardross Crescent, Coolbinia, WA 6050

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 890 m2**

**Type: House**

**\$1,700,000**

Nestled in the heart of Coolbinia this superbly enhanced Bungalow delivers the wow factor! Displaying manicured gardens and classic bungalow features, a modernized facade leaves a lasting impression, revealing a bright and airy multi functional family home. With lead light windows, an ornate fireplace and charming period details in the front of the home comprising of 4 enormous bedrooms, ( 1 currently used as a theater room), and an additional study or fifth bedroom as well as a designated activity room. A private en suite with a large central statement bath and a walk-in robe with ample storage join a spacious master, and is the perfect retreat from the hustle and bustle of daily life. Showcasing seamless flow, a wide and welcoming hallway meets the rear extension with high ceilings and consisting of the open living/dining areas. Infinitely practical, an elegant central bathroom presents a standalone shower a well thought out vanity and separate WC. Your families treasured pet has not been forgotten with a full sized modern laundry complete with a doggy door. No expense has been spared in the kitchen which is impeccably designed for a keen chef, including, not 1 but 2 stainless steel ovens ( 1 of which is a free standing cooker) and 2 yes 2 dishwashers so no more fighting over who does the dishes! With a wrap around stone bench as well as a large central island with seating, this kitchen will not disappoint! A vivid, evergreen backyard with access to the private Nissy Mossenson Park provides a tranquil backdrop to an outstanding covered alfresco, with easy indoor/outdoor movement ensuring year-round entertainment capabilities. A stunning transformation tailored to family living, it's zoned to Coolbinia Primary and Kyilla Primary, and Mount Lawley Senior high school all you need to do is pack up the family and the dog and move in! Features you'll love;- fully manicured gardens- Solar Power system- Electronic blinds- secure alarm- 2 ovens- 2 dishwashers and many many more! Call us today to register your interest! PROPERTY PARTICULARS Shire Rates: \$2,342.94 pa Water Rates: \$1,631.48 pa City of Stirling