

4 Madras Link, North Coogee, WA 6163



House For Sale

Saturday, 27 April 2024

4 Madras Link, North Coogee, WA 6163

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Area: 376 m2

Type: House



Vivien Yap

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EXCLUSIVE SNEAK PREVIEW

In the tranquil confines of North Coogee, a suburb known for its serene beaches and maritime charm, lies a unique opportunity: a four-bedroom, four-bathroom tri-level residence that redefines the essence of luxury. This coastal marvel, a stone's throw from the historic Omeo Shipwreck and the pristine shores of the Indian Ocean, has emerged as a beacon of modern opulence and architectural ingenuity. As you approach this breathtaking residence, its presence commands immediate attention while harmoniously blending with its surroundings. Upon entering, the home welcomes visitors with an aura of sophistication and an embrace of natural light that plays whimsically throughout its expansive, open spaces. Each floor of the residence is a testament to luxury and thoughtful design. The ground level features a guest bedroom, well-appointed bathroom, large sitting room, and a state-of-the-art home gym. The four-car garage and highly practical laundry also occupy this level. Accessed by the custom-finished lift, the first level enjoys two further bedrooms, both with ensuite bathrooms, and a sprawling kitchen, living, and dining area. These superbly crafted spaces offer an acute awareness of their surroundings, featuring large windows and sliding glass doors that open to the soothing sounds and cooling breezes of the ocean. These communal spaces are not just part of the house but a living experience that extends to the natural beauty outside. The culinary arts have not been overlooked. The kitchen is a masterpiece of design, equipped with top-tier Miele appliances and crafted with materials that reflect both the light and depth of the ocean. It is here that family and guests gather, drawn by good fare, meaningful connection, and priceless memories. A central island bench, hidden scullery, and versatile study nook highlight the incredible design smarts on offer. The luxurious master suite occupies the second level, along with its incredibly appointed ensuite bathroom and expansive walk-in robe. Outdoor living is elevated to an art form as well. Multiple terraces offer panoramic views of the water, with this level boasting an inbuilt pizza oven and a spacious alfresco area, ideal for entertaining. It's easy to imagine evenings here, raising a glass under a canopy of stars, with laughter echoing in the background against the lapping of waves. Recreational choices abound also. The decision between a refreshing morning swim in the private pool or a barefoot stroll along the beach encapsulates the daily delight of choices that are both simple yet indulgent. The beach, with its soft, white sand, becomes not just a view but a playground for the young and a retreat for those seeking peace. At a glance: -4-bedroom, 4-bathroom, 4-car garage, study, gym, and powder room - Large format porcelain tiles throughout home, backyard, balconies, rooftop, and floor to ceiling porcelain tiles throughout all wet areas and bathrooms including laundry - Nearly 700sqm approx of living space within the home - Bespoke, hand-crafted built-in cabinetry - LED state of the art lighting throughout with Fenix fingerprint and scratch proof technology - Commanding master bedroom with walk in robe and further Italian custom cabinetry - Artusi BBQ, wok burner and bar fridge - Marine grade cabinetry for all outdoor cupboards in BBQ and rooftop areas - Sonos sound system throughout entire home including sauna and gym/garage - Reverse cycle air conditioning in garage/gym - Full gym area with kitchenette - Ample built in garage storage - Industrial double-glazed tinted windows throughout - Ultra high ceilings throughout - Motorised block out curtains and sheers - Three fully ducted reverse cycle air conditioning units with vents to all areas including bathrooms - Three hot water systems - Full home water filtration system - Four-person custom designed sauna in the ensuite with Sonos system - Concrete 9m heated lap pool - 60 bottle wine rack - High quality camera and security system - Wood fired pizza oven - Kitchen comes with double Miele ovens, cooktops, coffee machine, microwave, and dishwasher - Integrated Fisher and Paykel refrigerator - 5 person custom made elevator with matching finishes to home decor

As the sun sets, painting the sky in shades of fire, the home seems to settle into its surroundings, as if it too is winding down from the day. The silhouettes of boats bob gently on the horizon where the day's end promises new memories in the making. There is little doubt that 4 Madras Link is more than an address - it's sublime ocean living crafted around community and belonging. Life here, with direct ocean access and incredible Indian Ocean panoramas, is as good as it gets. For further information on this outstanding opportunity contact Vivien Yap on 0433 258 818. Rates/Information: Water Rates: \$1,908.88 (2022/23) City of Cockburn Council Rates: \$3,928.27 (2023/24) Primary School Catchment: Phoenix Primary School Secondary School Catchments: Fremantle College

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