

41A Coatelan Drive, Stirling, WA 6021

Harcourts

House For Sale

Wednesday, 3 April 2024

41A Coatelan Drive, Stirling, WA 6021

Bedrooms: 3

Bathrooms: 2

Area: 315 m2

Type: House



Julie Pedulla
0421575202

From \$799,000

JULIE PEDULLA welcomes you to view 41A Coatelan Drive, Stirling. This property has so much appeal, you will appreciate the spacious rooms yet how cosy it feels... put this one on your wish list! • What the owners love about this home....As I hop off the train at Stirling station and walk through the promenade of trees along the Civic gardens, my excitement grows. As I take a leisurely walk along the streets in my neighbourhood, the sound of the flowing creek leading to our street, the sight of well-tended front lawns, couple of nods and smiles to greet my neighbours, chirping birds up on olive branches, finally reaching the house at the end of a cul-de-sac, where the warm hug of my spouse awaits and the gleaming smile of my son, tells me I'm home. The morning vibe is our favourite, the bright airy feel in the main living area, as the sun rises and light filters through, it's an invigorating start to our day. The smell of brewing coffee in the kitchen and the view of a beautiful private garden courtyard, gives a seamless flow bringing together indoor and outdoor living. The sunken lounge, surrounded by columns, and the soft feel of the carpet under your feet beckons you to enjoy the tranquillity of this space. French doors open and instantly you're connected to the garden. **FACTS & FIGURES** • Solar panels 6.6kW • Rinnai instant gas HWS • Air conditioning s/s reverse cycle in Living area and Master bedroom • Security cameras • Security screens • Double remote garage with internal access • 315 m² land parcel • 162 m² internal build • City of Stirling • Council rates \$1,916.53 pa (2023/24) • Water rates \$1,393.76 pa (2023/24) **PREMIUM LOCATION** The hum of trains at Stirling station let's you know you're not too far, the convenience of Karrinyup shopping centre and Trigg Beach being so close, reminds you that you are at the center of it all.