

**43 Hartwell Street, Coolbinia, WA 6050**



**Sold House**

Monday, 14 August 2023

43 Hartwell Street, Coolbinia, WA 6050

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1378 m<sup>2</sup>**

**Type: House**



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## Contact agent

This truly magnificent two-storey home offers an exceptional opportunity to secure your families forever home in one of Perth's leafiest suburbs, set on a huge 1,378 sqm block. This sensational property has impressive proportions, high ceilings, a stunning staircase and exceptionally large, light filled living spaces. It offers the ultimate in family living with an abundance of accommodation for the largest of families in an atmosphere of warmth, space and comfort. As you open the double entry doors, you're greeted by the grand entry that leads your eyes up to the sweeping staircase, making this property super impressive the moment you walk in. Leading off the foyer are the spacious and very comfortable formal lounge and dining rooms, complete with gas fireplace, making this space inviting the moment you walk inside. As you head further in, you come to the heart of the home, the well designed and very spacious chef's kitchen which features a huge double-sized pantry, large island bench, quality appliances and stone bench tops throughout. It has everything you need to cook up a storm! The open plan living and casual dining room offers a breezy, carefree space that brings the family together and is perfect for entertaining. Did someone say Entertaining? Through the sliding doors off the living room, you head out to the large alfresco area where this property takes you to the next level with a stunning sparkling swimming pool that overlooks a full-sized tennis court. But this space can also be used to host large soirées, children's parties or add a trampoline for the kids to mix it up! This outdoor area on such an enormous block is perfect for staying active and enjoying the beautiful Western Australian weather. The gardens are landscaped and fully reticulated off a bore. Back inside the home, is an impressive master suite with a huge dressing room complete with wall-to-wall hanging space, shelving and storage that would impress any sharp dresser, a large ensuite with a double sink vanity, bath, separate shower and enclosed WC. There is also a fully fitted study and a conveniently located powder room, perfect for working from home. As you wander up the sweeping staircase to the second floor, you'll find 3 more huge bedrooms, one with an ensuite and large walk-in-robe and the other 2 bedrooms with robes. These secondary bedrooms all provide spacious accommodation for the growing family. An additional bathroom with a second bath and separate WC is also located between the upstairs bedrooms. But the creme de la creme of this magnificent home is the enormous games room with a full-sized antique billiard table, complete with queue rack and score board that are included in the sale price. However, this huge 7 x 5 metre room also has the option to be an additional bedroom for the larger family, whatever your needs are! Additional features include: • Double garage • Blackbutt timber floors in the foyer, kitchen and living areas • Plush carpets in formal lounge, dining and bedrooms • Fully ducted reverse-cycle aircon and 2 x split systems • 5kw solar panels • Security alarm • A balcony that overlooks the pool and tennis court • Large undercover alfresco area • Spacious storeroom • Massive laundry with another separate WC • Light filled rooms Located in the park-filled Coolbinia neighbourhood, this home is just minutes from highly sought after school catchments including Mt Lawley SHS, Coolbinia Primary. It's also close to Perth College, Carmel School and bus pick ups for Guildford Grammar, Hale, Wesley and Aquinas are close by. Flexibility and comfort are what makes this home just so impressive. With so many large bedrooms, bathrooms and a floor plan that's this expansive, it's no doubt this home was designed with family and a comfortable lifestyle in mind! Homes of this magnitude are hard to come by and you'll find it difficult to secure a bigger block than this in the area, so don't miss your chance to own this incredible property - call Helen Bond today on 0411 223 004 to schedule a viewing. Property particulars: Shire rates: \$3,250.72 Water rates: \$2,094.58 City of Stirling