

# 43 Heirisson Way, North Coogee, WA 6163



## Sold House

Saturday, 25 November 2023

43 Heirisson Way, North Coogee, WA 6163

Bedrooms: 4

Bathrooms: 2

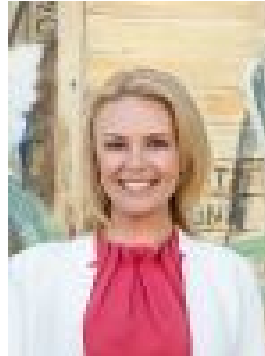
Parkings: 2

Area: 390 m2

Type: House



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**\$1,725,000**

Secluded behind a high-walled entry screened by lush lilly pillly trees is a home that embraces a feeling of peace and privacy, with the openness of the blue ocean just a few minutes' walk away. Inside, spaces are generous and light-filled, as large windows frame delightful vistas everywhere, leading the eye to the thoughtfully designed courtyard gardens. A limited palette of materials, including honey-coloured blackbutt timber, finely-honed polished limestone tiling and natural-toned Caesarstone creates a relaxed consistency in the interiors. It's all luxurious and refined, in a substantial two-storey family home with unusually large high-ceilinged bedrooms, luxurious bathrooms, ample parking and an additional living area upstairs with its own kitchenette and terrace. Downstairs, blackbutt floors flow in the master suite, with a resort feel to the vast en-suite in polished limestone. Also on this level is a powder room and a tranquil sitting area in a lofty void opening to the Manchurian pear tree in the northern courtyard. Beyond, the open-plan wraps around the timber-ceilinged alfresco, where outdoor seating is built-in under the native hibiscus. In the impressively appointed kitchen, fine blackbutt veneer is the choice for the extensive cabinetry. Upstairs, three more bedrooms all feature walk-in storage, and the second living area offers flexible family space. Step out to the semi-enclosed elevated terrace, where metal shutters create an all-weather zone perfect for sunset drinks. Fine limestone tiling continues in the beautiful family bathroom, with the zen atmosphere that characterises this lovely home. Walk to South Beach, enjoy South Freo's cafes, restaurants and shopping or just stroll to the park. It's an uplifting part of the world to live in, and this peaceful haven is the perfect way to do it. Natural light, fine timber, polished limestone Second upstairs living with kitchenette and terrace Beautifully designed courtyard gardens, serene atmosphere Security camera system, reverse-cycle air-con, ceiling fans High ceilings, integrated sound system, excellent storage Extra-large double garage plus driveway parking Fantastic coastal location: walk to South Beach 4 bedrooms 2.5 bathrooms 2+ cars Council Rates: \$3,132 per annum (Approx.) 2023-2024 Water Rates: \$1,848.51 per annum (Approx.) 2022-2023 Please call Michael Harries on 0434 076 229 for further details