

445-447 Walcott Street, Coolbinia, WA 6050



House For Sale

Wednesday, 8 May 2024

445-447 Walcott Street, Coolbinia, WA 6050

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



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Expression of Interest

Welcome to the epitome of modern elegance nestled in the heart of Coolbinia. Presenting an exclusive opportunity to own not just one, but two brand new homes, each boasting three spacious bedrooms, complemented by three lavish ensuites and a separate power room. Discover the perfect fusion of sophistication, comfort, and convenience in these meticulously crafted residences.

Contemporary Design: Step into a world of contemporary design where clean lines, sleek finishes, and abundant natural light create a sense of timeless sophistication.

Expansive Living Spaces: Each home offers generous living spaces designed for both relaxation and entertainment, ideal for hosting gatherings with family and friends.

Gourmet Kitchens: Indulge your culinary passions in the gourmet kitchens featuring premium appliances, ample storage, and sleek countertops, inspiring culinary creativity at every turn.

Tranquil Bedrooms: Retreat to the tranquility of spacious bedrooms, each accompanied by its own luxurious ensuite, offering privacy and comfort for all occupants.

Outdoor Oasis: Enjoy the beautiful Western Australian weather in your private outdoor oasis, with landscaped gardens providing the perfect backdrop for outdoor dining, relaxation, and recreation.

Prime Location: Situated in the highly sought-after suburb of Coolbinia, enjoy the convenience of being just moments away from top schools, parks, cafes, shopping precincts, and excellent transport links.

Quality Craftsmanship: Built to the highest standards of quality and craftsmanship, these homes offer a seamless blend of luxury, functionality, and durability.

Double Garage: Each home comes with a double garage, providing secure parking for vehicles and additional storage space.

Don't miss this rare opportunity to own not one, but two exquisite homes in Coolbinia, offering unparalleled luxury and comfort. Whether you're looking for a family residence, an investment opportunity, or a combination of both, these homes tick all the boxes. Contact us today to arrange a private viewing and start living the lifestyle you've always dreamed of!

Some features include: Extra high ceilings and doors give you an extra feeling of freedom and space. Large kitchens with plenty of cabinet and pantry space. Kitchen cabinets are built right up to the ceiling and all are soft closing doors and drawers. Gas hotplates and instantaneous Hot water systems. NBN ready, just call your provider of choice and get hooked up. Free to air TV antenna. 6 year Building warranty. An abundance of storage. Stone everywhere, in the kitchen, the bathrooms and even in the laundry. Reverse cycle ducted air conditioner for 365 days of comfort and you can select which rooms to control. Video intercom for your guests to use so everybody is announced well before they get to your front door. A 2.8 meter brick wall and fencing in the back laneway to provide the highest in security. Thickened glass to provide even further acoustic protection from the street. Large secure garages that could fit more than two cars depending on the fleet size you drive. Fully reticulated gardens and easy to maintain areas that suit longer than normal holidays without having your extended family to water your garden while you are on vacation. All bedrooms can comfortably fit your favorite queen size bed. TITLES to the houses have been issued and you can move in later today if you are ready and willing? Each house is survey strata and you own everything inside your fence line. There is NO COMMON area or EXTRA STRATA FEES! Easy access in and out of your garage to the main roads. Extra wide stairs that add that little extra to make you feel safe and secure. 300m to Coles, Woolworths, Aldi and other shopping. 300m to the Charles Hotel. Major public transport less than 100m from the house.

PROPERTY PARTICULARS Shire Rates: TBA Water Rates: TBA City of Stirling