

**49 Coolgardie Street, St James, WA 6102**

ian hutchison

**Sold House**

Wednesday, 11 October 2023

49 Coolgardie Street, St James, WA 6102

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 535 m2**

**Type: House**



Steve Lally

0894742200

**\$790,000**

Love at First Sight Fall in love with the charm of this pristine cottage style home with a picture perfect façade with white picket fencing and landscaped reticulated garden beds with an elevated wrap around decked verandah and under cover parking for three cars. As you enter you will find an immaculately presented sitting/living room, with solid Jarrah floorboards. The provincial style kitchen is the envy of your friends with its custom cabinetry and stone bench tops with Bosch appliances that overlook the dining area. The home has three bedrooms, the second with built in wardrobe. The bathroom has a double vanity, large bath and separate shower. There is a separate powder room and a built in linen cupboard. The Master bedroom has its own ensuite with double vanity, large shower and WC. With built in wardrobe behind mirrored sliding doors. The laundry is of good size at the rear of the house. The backyard is an entertainer's delight to be enjoyed by family and friends with a covered decked patio overlooking the beautifully presented gardens which has a citrus, mango and olive trees and the piece de résistance a below ground sparkling swimming pool. Nestled in a prime location in St James, with great access to major arterial roads leading everywhere, your new home is an easy commute into the Perth CBD which is a few kms away, close to Bentley Plaza and Spud Shed, Carousel Shopping Centre is a few kms away and Curtin University. Be quick to secure this amazing opportunity to purchase this fabulous home.

ADDITIONAL FEATURES INCLUDE: • 1.5 KW Solar Panels • Split system reverse cycle air conditioning • Front verandah • Internal and perimeter alarm system • Linen cupboard • Garden shed • Electric shutter • Electric gate at front of property • High quality composite decking at front and rear of property Council rates: \$1,783.38 pa Water rates: \$1,126.89 pa