

# 52 Carnarvon Crescent, Coolbinia, WA 6050



## House For Sale

Friday, 23 February 2024

52 Carnarvon Crescent, Coolbinia, WA 6050

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 1002 m2**

**Type: House**



Sinead Gliddon  
0401164940

## End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Tuesday 26th of March at 5pm unless sold prior. Positioned on an elevated 1002sqm block, you won't believe the incredible sweeping vistas of the Perth Hills and city skyline from this executive home. This five-bedroom, three-bathroom property located high on a hill encapsulates its position to showcase the sunrise and sunset, and you'll never be built in front of so those views will always be yours. Built to an exceptional standard by award-winning luxury builders A. Di Bucci & Son, unsurpassed craftsmanship exudes from every corner, complementing a floorplan designed to enhance modern family living. From the moment you arrive at this gated property, the scale of this 571sqm home immediately impresses, boasting 405sqm of internal living space. A sweeping staircase and spiral crystal chandelier in the grand double-height foyer sets the scene for what lies ahead. An expansive living and dining room frames those jaw-dropping views with a bespoke chef's kitchen with cabinetry curved to create a zone dedicated to culinary greatness. For a change of scenery, swap those vistas for garden views from the outdoor room designed for alfresco dining overlooking the tennis court and lap pool with a spa nestled in an inner courtyard. Recent upgrades, including new fencing, tennis court resurfacing and pool retiling, mean they're primed for entertaining from day one. Your primary suite on the top floor is a sanctuary you've truly earned, featuring a living room and balcony. Since your private balcony includes a kitchen, BBQ and heating, you can indulge in those city vistas year-round. You'll love the convenience of having the gym on this floor with a balcony overlooking the garden, which could easily convert into another living room. A family wing with bedrooms, a bathroom and a games room creates a retreat and allows multi-generational families to thrive in their own space. This opulent home has so many luxe features ranging from travertine flooring to a Sonos sound system with built-in speakers. Even the three-car garage is high-end with three-phase power and Ribtrax flooring. This prime address in leafy Coolbinia is further enhanced by the surrounding amenities such as the Yokine Regional Open Space, Flinders Square Shopping Centre, Mt Lawley Golf Course, Alexander Park Tennis Club and Edith Cowan University. You're a stroll away from Coolbinia Primary School, in the catchment area for Mt Lawley Senior High School and close to Perth College. You're just moments away from an abundance of dining and shopping options in Mt Lawley, North Perth, Mt Hawthorn and Perth's CBD. This blue-chip neighbourhood is highly sought-after for its luxury builds on full-sized blocks; built on one of the most elevated positions, this executive home is no exception. Properties in this precinct rarely come on the market. You will need to move fast so you don't miss out. Please don't hesitate to contact Sinead Gliddon 0401 164 940 or [sinead.gliddon@belleproperty.com](mailto:sinead.gliddon@belleproperty.com) today. Features include:

- Prime elevated 1002sqm block with unobstructed sunrise and sunset views of the city and Perth Hills - can't be built out and you will never lose those views
- Five-bedroom (with built-in robes), three-bathroom tri-level executive home
- Open-plan living and dining with a gas fireplace, bespoke cabinetry, coffered ceilings, a projector & city views
- Bespoke chef's kitchen curved cabinetry (including glass cabinetry), Miele induction stove & oven, Bosch dishwasher and stone countertops
- Alfresco entertaining with an outdoor kitchen/BBQ, timber-lined ceiling with a fan, granite benchtops and bifold doors to the garden
- Primary bedroom with a walk-in robe, arched windows, ensuite with dual vanities and a balcony with a timber-lined ceiling with a kitchen/BBQ, heating and city views
- Top floor living room adjacent to the primary bedroom with balcony access
- Family wing with a games room/study with built-in cabinetry, two bedrooms (with parquet flooring) and a bathroom with double vanity and a bathtub
- Gym with timber flooring leading to a balcony overlooking the pool with sunset views
- Powder room and laundry with a drying courtyard
- Ducted air-conditioning throughout
- Sonos sound system with built-in speakers throughout
- Loads of storage, including a large attic accessed from the main bedroom
- Ground floor three-car garage with Ribtrax flooring, storage & three phase power
- Secure gated entry with a keypad leading to a grand double-heighted foyer with a sweeping staircase & 770 crystal chandelier
- Landscaped grounds with a sizeable backyard featuring a resurfaced tennis court (1/2 size), outdoor shower, a shaded seating area and new fencing
- Below-ground lap pool with a spa in an inner courtyard, recently retiled
- 571sqm home, with 405sqm of internal living space built by A. Di Bucci & Son
- Rare opportunity to secure a property in blue-chip Coolbinia