

# 6 ARECA CLOSE, Lake Coogee, WA 6166



## Sold House

Saturday, 19 August 2023

6 ARECA CLOSE, Lake Coogee, WA 6166

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 532 m2

Type: House

## Contact agent

\* PLEASE NOTE: THERE IS NO FOR SALE SIGN IN FRONT OF THE HOME.\* This beloved home will be missed by its current owner who fell in love with it for so many reasons: Rising above its tranquil and cosy cul-de-sac, the home offers enviable privacy and security. The double entry doors welcome you into a wide hallway, where you are immediately greeted by an impression of timeless elegance, that emanates through the entire home. Sprawling and amazingly versatile, there are many spaces and zones for people to enjoy a private retreat, an intimate conversation, a movie, or even a lively family gathering – inside or out - even all at the same time. There is no doubting the well thought out design features and build quality of this residence. From the high ceilings at the heart of the home, the floor-to-ceiling-tiles in the wet areas, the integrated study nooks in two of the bedrooms, to the ducted and zoned air conditioning, the list goes on. High calibre homes like this are hard to find in this price range. To avoid missing out on this rare opportunity, register your interest today. Highlights: • Data points in the master bedroom, study, theatre, formal and informal living areas • Ducted reverse cycle air conditioning with zone control • Double garage with shopper's entrance to the kitchen • Open plan and full of light from large windows • Security features such as CCTV, alarm and video intercom • Large kitchen with lots of storage and walk in pantry • Integrated water filter under the kitchen sink • Option for gas heating • Informal living, dining and kitchen have high ceilings • French doors open to the theatre and to the informal living • 2 bedrooms have a built-in study nook • Built-in robes for the 3 bedrooms • A study • A theatre • Formal and informal living and dining • Lots of storage throughout, including storeroom with shelving in the garage • Bosch dishwasher • Large master bedroom • His and hers walk-in in robes in the master bedroom • Spa bath and double vanity in ensuite • Floor to ceiling tiles in all wet areas • Bathroom has separate shower and bath • Large laundry with built-in linen and above bench cupboards • Roof insulation • 100% block out curtains to bedrooms and formal living • Storage gas hot water • Tiled throughout with carpeted bedrooms • Microchip pet door • Low maintenance garden with fully automatic reticulated sprinklers • Garden shed • Dome roof patio, • House is elevated looking down to our beautiful and quiet cul-de-sac