

# 62A Malvolio Road, Coolbellup, WA 6163

## House For Sale

Tuesday, 21 November 2023

62A Malvolio Road, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 300 m2

Type: House



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## SET DATE SALE

Welcome to 62A Malvolio Road Coolbellup, proudly present by your local agent MVP Real Estate. Every once and awhile comes a home with discerning style and individuality. When you see so many modern homes with 'same' colour schemes, it's refreshing to see one ahead of the trend as seen with this appealing residence. Then there's the practical aspects, you want somewhere livable that caters well for your family, so style alone doesn't always cut it. Comfort, convenience and cleverly thought out design is what this home delivers so well. Privately situated on a rear block and a short stroll to beautiful Rinaldo Park, built as recently as 2020, this custom designed home has 3 big bedrooms and 2 gorgeous bathrooms, a media room or 4th bedroom and big open plan living, with a deluxe kitchen and casual dining that connects seamlessly to the outdoor alfresco entertainment area. The focal feature of this contemporary dwelling is the stunning kitchen with sensational black stone benchtops with loads of bench space for food prep and a breakfast bar. Then there's the impressive black feature tiled splash back and oak colour schemes of the cabinetry, providing a luxurious aesthetic. The eager chef will appreciate the quality appliances on offer, gas cooking, lots of overhead cupboards, stainless steel appliances, 900mm Smeg cooktop and oven, dishwasher and walk in pantry. The spacious master bedroom provides ideal separation from the minor bedrooms, with dual walk in robes, leading to an ensuite bathroom with large vanity, wide shower recess and rain shower head. Bedrooms 2 and 3 are of a generous size and both have built in robes, supported by a family bathroom with a freestanding bathtub, large vanity, wide shower recess and rain shower head. Other features:- Living area with reverse cycle split system air-conditioner. - Ceiling fans in all bedrooms, media room and living/dining area.- Large tiled floors in living areas and carpet in bedrooms.- Crimsafe security doors on front door, sliding doors to alfresco and windows of master bedroom.- Tinted windows to reflect the heat & sun.- Solar panels 6.5kw with 20 panels.- Master bedroom with dual walk in robes.- Bedrooms 2 & 3 have mirrored built in robes.- Floor to ceiling tiles in ensuite, quality tiles, big vanity, separate w/c.- Main bathroom with free standing bath, 4 door vanity.- Quality appointments and fittings throughout- Study nook.- Laundry with overhead cupboards and separate w/c.- Alfresco area with ceiling fan.- Raised garden beds and established plants. - Double garage with store room and rear door access to back yard. - 300sqm block

**Location Benefits;** Short leisurely stroll to Rinaldo Park just one of many stunning parks in this nature friendly suburb. Coolbellup is well catered for with local amenities, Coolbellup Shopping complex, which offers a great selection of eateries, local barista standard coffee at MK Espresso. Woolworths, Optimal Pharmacy, medical centre, Coolbellup Community School, community centre, local library, skate park, Len Packham Reserve and regular bus service. Quick drive to the Kardinya Park Shopping Centre, Fiona Stanley Hospital & St John of God Hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, Bibra Lake, Adventure World, quick access to Freeway, easy commute into Fremantle and mere minutes to Port Coogee and pristine local beaches. All offer presented by 4pm Wednesday 6th December, the seller reserves the right to accept an offer prior to the latest date. Don't delay and be quick to view this property to avoid disappointment, contact Esther Sharp and Dino Valerio at MVP Real Estate to register your interest.