

**8/39 Cohn Street, Carlisle, WA 6101**

THE AGENCY

**Sold House**

Friday, 2 February 2024

8/39 Cohn Street, Carlisle, WA 6101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 260 m2**

**Type: House**



Michael Keil  
0412255838

**\$730,000**

You'll love the contemporary lifestyle offered with this well-designed three-bedroom home, positioned in a convenient pocket of Carlisle. Equipped with spacious bedrooms, a functional open plan design, and all the modern appointments you could desire, this home delivers a comfortable living experience. Just moments from renowned shops, schools and the city, all you require is at your fingertips. Set in a quiet enclave, the home's modern facade makes a strong introduction. An entrance gallery, framed by premium wood look flooring and neutral tones creates a sense of space. The spacious master suite is complete with a walk-through robe and resort-style ensuite. Adjacent to the ensuite, you'll find a small terrace with a built-in ice-bath and an outdoor shower. The heart of the home is the spacious open plan kitchen, living and dining room which seamlessly flows into the alfresco. The gourmet kitchen is a chef's dream with stone bench tops, lots of bench and cupboard space and a butler's pantry. Through stacking doors, the alfresco connects to the main living area delivering an excellent platform for entertaining family and friends. Two well-sized secondary bedrooms, flanked by the primary bathroom ensure adequate space for a growing family. The perfect next step for your family, this is not one you want to miss! Contact Michael Keil today to register your interest!

**Property Features:** Elegant modern facade Gallery-style entrance Spacious master suite with walk-through robe and resort-style ensuite with vanity with stone bench, shower with niche and WC Outdoor terrace adjacent from ensuite with built in ice bath and outdoor shower Double garage with store room Laundry Open plan kitchen, living and dining room that seamlessly connects to the alfresco through stacking doors Gourmet kitchen with stone bench tops, Butler's pantry, overhead cabinetry, glass splashback, undermount sink and premium appliances Alfresco with aggregate flooring Study nook Two secondary bedrooms, both with robes Primary bathroom with bath, shower and vanity Attractive wood look flooring Lush carpets in bedrooms Epoxy garage flooring in garage Ducted air conditioning CCTV throughout Alarm system Water Rates: \$1,343.90 pa Council Rates: \$2,187.10 pa Strata Levies; TBA Block Size: 260 sqm

**Location Features:** Close to Carlisle Primary School and Lathlain Primary School Easy access to the city and the airport Just moments to Belmont Forum Close to public transport Just footsteps to Parnham Park

**Expressions of Interest Close 15 January 2024 at 8pm (unless sold prior).**

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.