

**88 Orsino Boulevard, North Coogee, WA 6163**

**House For Sale**

Wednesday, 15 May 2024



88 Orsino Boulevard, North Coogee, WA 6163

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 326 m2**

**Type: House**



Jason Liddle

0893357555

## Call For Price Guide

Look no further! Do not hesitate to view this unique & quality built InVogue home. The home offers spacious contemporary living in a prime coastal location. Literally 350m walk to the water's edge of the Port Coogee Marina, Ngarkal Beach, Port Coogee Village, the Dome, restaurants & the popular Boathouse Bar & Grill. The ultimate in convenient coastal living with high-end appointments and features throughout, including additional extras which make this home a must view! For example, 2 master bedrooms, both with ensuites which opens opportunities for guests, and or family independent living. 3 bathrooms, powder room in main living area, upstairs/downstairs living, and triple garage. Designed with minimal maintenance in mind, giving you more time to shop, play and enjoy life on the coast. This property is move-in ready, with all the extras intact! Do not hesitate to view before its gone! Features include:- Rare triple, fully automated garage- 3 Bathrooms + Powder Room- Master suite with walk in robe and ensuite- Guest suite with walk in robe and ensuite- Upstairs balcony and lounge room- Third bathroom servicing bedrooms 3 & 4 with bath, and separate WC.- Bedroom 3, queen size w triple door robes- Bedroom 4, spacious double w double door robes- Open-plan kitchen/living/dining/entertaining- Kitchen w stone bench tops and 900mm chef's oven, ample cupboard space, fridge plumbing and substantial walk-in pantry- Separate home theatre and good-sized study- High ceilings, w ample natural light- Gorgeous A framed outdoor entertaining, exposed aggregate paving, private, sheltered from the elements, perfect for year-round entertaining- Coaxial /fox cables to all main rooms and bedrooms- Fully ducted Daikin reverse-cycle air conditioning- Access to the outdoor area from garage- 5kw solar system, alarm system- Wifi enable security cameras- Fully insulated throughout- Rear laneway access to triple garage- Approx. 12m garage loft/attic storage w flooring

Block Size: 326m<sup>2</sup> Build Yr. 2015 So much to see here, for the entertainer you'll love the high-end outdoor kitchen, designed, and built in WA it has s/steel framed base cabinetry, rangehood, custom built 900mm BBQ hotplate, stone benchtop, bar fridge, sink and splash back and electric blind. Prime location, 5 minutes to Fremantle, it doesn't get better than this! Enquiries welcome, contact [jason@empireproperty.com.au](mailto:jason@empireproperty.com.au) or 0450 041 157 for further details. **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.