

**9 Arabian Drive, Coodanup, WA 6210**

THE AGENCY

**Sold House**

Monday, 14 August 2023

9 Arabian Drive, Coodanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 909 m2**

**Type: House**



Imelda Pankhurst  
0411682797

**\$861,000**

Check your list of "Must haves" in a home, check it again, then add a few more to the list, grab a pen and start ticking boxes!!! It is an absolute pleasure to present this stunning home to the market, built in 2008, this extraordinary home boasting over 300m<sup>2</sup> on a 909m<sup>2</sup> block will satisfy every desire you could possibly want for in a home! Starting with the stylish front portico that welcomes you to the home and finishing with a wonderful below ground pool, here are some of the features that make your new home stand out among the others: A welcoming entry from the front portico with Marbic timber floors. 4 huge bedrooms, high ceilings, queen size, triple robes. The master suite is king size, custom fit WIR, beautiful ensuite with spa. Home office with marbic timber floors. Cathedral ceilings feature in the spacious living area. Home theatre with rear projection unit and stereo included. Chefs kitchen with 900mm appliances, granite bench tops and an enormous amount of storage. A huge alfresco patio with café blinds and built in outdoor kitchen. The triple garage with drive through access also has a workshop built in at the rear. A stunning heated below ground swimming pool with water feature and concealed cover. There are 62, yes 62 solar panels on two inverters 5kw and 6.5kw feeding into 2 battery storage units. The rear yard has artificial turf, maintenance is a breeze. Remaining lawns and gardens are automatically reticulated from the bore. Ducted reverse cycle air conditioning warms and cools the home with zone controls. The alarm system will keep the home secure while you are away. There is so much to get excited about in this home that will delight you with the level of quality throughout whilst maintaining the warmth and charm of a family home. The Peel estuary is just down the road for a spot of crabbing or watersports, public transport, shopping centres, schools, both private and public are close by and this delightful estate of Placid Waters is considered one of Mandurah's most desirable residential locations. Do not delay, contact Imelda on 0411682797 or Ted on 0411287384 and book your inspection as there is no doubt interest in this home will be extremely high!! 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.