

9 Koel Way, Djugun, WA 6725



Sold House

Friday, 19 April 2024

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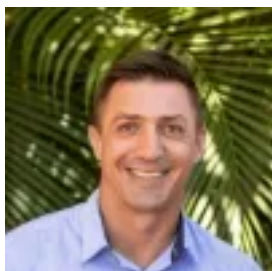
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 712 m2

Type: House



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\$910,000

Welcome to 9 Koel Way, a modern family masterpiece offering the very best in indoor-outdoor living. Situated on a 712sqm block and overlooking beautiful Koel Park, the location, within this premium pocket of Roebuck Estate, is about as good as it gets. Arriving at the address you'll be greeted by beautifully landscaped gardens and a modern façade that gives this home alluring street appeal. Once you've parked your car in the double carport, you can then make your way through the timber and glass entry door where you'll be greeted by a stunning interior that will take your breath away. Attention to detail is the cornerstone of this remarkable family home where every aspect from the floor plan to the fixtures and fittings has been well thought out to create a home that delivers both form and function in abundance. From the beautiful polished timber flooring and rectified edge floor tiling, to the shadow line ceilings, and vast banks of tinted louver windows, the home WOWS from front to back. The floor plan is perfectly suited to family living with an expansive master suite and study/guest room located to the front of the property, the main living space and kitchen in the centre and then a dedicated family zone at the rear with 3 good size bedrooms, family bathroom, separate WC and spacious laundry. The living space is both sublime, spacious and incorporates what is perhaps the stand out feature of the home; a double set of bifold doors which once opened, create a seamless flow from inside to out that leaves an almost endless impression of space complete with gorgeous views of the garden. The modern kitchen is an entertainers delight and will impress the most ardent of chefs with its high-end appliances, stone benchtops, pot drawers and ample cupboard space. Outside, the expansive entertaining deck stretches the full length of the home, capturing the best of those cooling breezes and allowing uninterrupted views across the gardens to the stunning pool area. The outdoor space is ready for entertaining where a firepit area awaits, along with established gardens, lush lawns and full fencing, offering the perfect amount of privacy. There's also a handy garden shed out the back for all your tools and garden equipment, PLUS planter boxes set up and ready to go for your own veggie garden. The location of 9 Koel Way is sublime. Set within what is arguably one of the best positions in the ever-popular Roebuck Estate, there is so much to love about this location. A gorgeous park opposite the house will provide endless adventures and memories for the kids PLUS neighbourly catch ups and barbecues for the adults! Cable Beach and all the bars and restaurants or the tourist precinct are just a short drive, scooter or bike ride away whilst all the amenities of China Town are within a 5 minute drive. Needless to say, this home will perfectly suit families looking for a touch of luxury in an unbeatable location. With a realistic rental appraisal of \$1450 per week, needless to say the property would also make an outstanding choice for investors. ESSENTIAL DETAILS:-Council Rates: \$4,032 approximately per annum-Water Rates: \$1,564 approximately per annum-Land Area: 712 sqm-Year Built: 2011 For further property details or to arrange a private inspection please contact Giles Tipping and Cameron Loersch on 0499 322 120 or email cameron.loersch@raywhite.com.