

31 Coralvine Grange, Stirling, WA 6021



House For Sale

Monday, 1 July 2024

31 Coralvine Grange, Stirling, WA 6021

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 479 m2

Type: House



Brad Hardingham

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Offers

What we love Contemporary comfort reigns supreme from within the walls of this quality-built 4 bedroom 2 bathroom two-storey residence in the sought-after "Roselea Estate", offering magnificent family living just footsteps away from picturesque lakeside parklands. The upstairs bedrooms are all huge in size, as are the downstairs home office, a separate theatre room and a spacious open-plan family, dining and kitchen area – with direct access out to a fabulous entertaining alfresco and a pleasant north-facing backyard with low-maintenance artificial turf and more than enough room for a future lap pool, if you are that way inclined. With class comes convenience – and a very close proximity to top schools, the new Roselea Shopping Centre around the corner, public transport, the freeway, the buzzing Main Street café and restaurant strip, the city, coast and even the new-look Karrinyup Shopping Centre and entertainment precinct. As far as desirable locations go, it simply doesn't get any better than this.

What to know Downstairs, gorgeous double French doors reveal the large theatre room and its striking recessed ceiling – also prevalent within the carpeted home office. There is a decent under-stair storeroom too, only inches away from a light and bright laundry with under-bench storage, a broom cupboard and access out to the side drying courtyard. Also on the ground floor are a powder room with a sleek granite vanity and an over-sized walk-in linen press – both preceding a separate set of double French doors that lead into the open-plan family, dining and kitchen area, warmed by a feature Regency gas log fireplace heater. Stylish light fittings grace the dining space, with sparkling stone bench tops dominating the kitchen – alongside a breakfast bar for casual meals, double sinks, an appliance nook, glass splashbacks, a walk-in pantry, a stainless-steel Bosch range hood, a stainless-steel five-burner gas cooktop, a Bosch oven, a white Bosch dishwasher and more. The alfresco area off here is tiled and has a ceiling fan to help circulate the fresh air. Upstairs, all four bedrooms are carpeted – inclusive of the massive king-sized master suite, where a recessed ceiling, separate "his and hers" walk-in wardrobes and a covered front balcony with lovely views to the nearby lake are complemented by a sumptuous fully-tiled ensuite bathroom with a bubbling spa bath, a separate shower, a separate fully-tiled toilet and twin dark-stone vanity basins. The second bedroom also overlooks the lake and has built-in double robes, whilst the third or "guest" bedroom has its own walk-in robe and enjoys semi-ensuite access into a stylish fully-tiled main family bathroom – rain/hose shower, separate bathtub and all. The fourth bedroom has a walk-in robe too – with double and single linen presses and a powder room with a granite vanity and separate toilet (off the main bathroom) making up the rest of the top floor. Extras include gleaming wooden floorboards, high ceilings, down lights, feature ceiling cornices, feature skirting boards, a Daikin ducted reverse-cycle air-conditioning system, a security-alarm system, feature down lights, a gas hot-water system, double side-gate access to the backyard, a remote-controlled double lock-up garage with storage space, internal shopper's entry and rear access and easy-care reticulated gardens and front artificial turf. Now, this is what you call impressive.

Who to talk to To find out more about this property you can contact agents Brad & Joshua Hardingham on B 0419 345 400 / J 0488 345 402.

Main features 4 bedrooms, 2 bathrooms and a spacious home office Lake views from the upstairs balcony 2 downstairs living areas Generous bedroom sizes Alfresco entertaining, double lock-up garage and more Balcatta Senior High School catchment zone Close to Balcatta Primary School and other educational facilities 479sqm (approx.) block Built in 2011 (approx.)