

**16 Motril Avenue, Coogee, WA, 6166**

**House For Sale**

Tuesday, 26 November 2024

  
PROPERTY GROUP

16 Motril Avenue, Coogee, WA, 6166

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**

## Multilevel Coogee Classic Designed for Family Entertaining

16 Motril Avenue presents a classic multi-level home offering generous space, functionality and the opportunity to own a family home in this highly sought-after coastal location. Built in 1990, this well-maintained property sits on a 732sqm block and boasts plenty of room for family living and entertaining.

Featured at the front of this expansive home, is a grand stairway leading to the double front entry doors with beautiful stained glass windows. Inside, the entryway is finished with elegant porcelain floor tiles that flow through the living areas, giving a sense of cohesion throughout. This first floor of the home has the carpeted formal lounge and dining areas at the front, with large windows letting in plenty of natural light, and a sliding door that opens onto the extensive north-facing balcony. Here, you can enjoy neighbourhood views while relaxing with family or friends.

The heart of the home is the spacious open-plan kitchen, meals and living area. The kitchen is a standout, with an abundance of storage, Caesar-stone countertops and a central island bench featuring a raw edge wooden top. Equipped with a gas and induction cooktop, electric oven, dishwasher and even wine storage, this kitchen is ideal for both everyday meals and entertaining. Large windows fill the space with light, making it a warm and welcoming place to gather.

This first floor also offers three good-sized bedrooms, two with walk-in robes, all with easy-care laminate wood-look floors. A study, a family bathroom with a double vanity and stone benchtops, plus a large laundry with a double trough and plenty of linen storage, complete this level.

Heading up the stairs to the second floor, you'll find the spacious master retreat, designed to offer privacy and comfort. The plush carpeted bedroom is complemented by sheer curtains and large windows that offer plenty of light. A walk-in robe provides ample storage, while the oversized ensuite features a corner spa, separate shower and expansive vanity, and even a private terrace off the side. A separate sitting area opens onto a wrap-around balcony that enjoys sweeping views of the surrounding neighbourhood and is the perfect place to unwind.

Heading down to the ground floor, the double garage offers plenty of space for two vehicles, and also has a cellar/workshop/storage room, ideal for anyone who enjoys DIY projects or needs extra storage. In addition, the property includes a versatile space with its own separate access from the front of the property via a security sliding door. This could easily function as a games room, guest bedroom or perfect for a home business and is complete with an ensuite.

For outdoor entertaining, the home offers an expansive alfresco area that has been extended with a gabled patio and additional pergola. This outdoor space is ideal for hosting large family gatherings, with the added convenience of outdoor blinds to one end for year-round comfort. The landscaped garden features multiple levels and fruit trees, creating a peaceful and private outdoor retreat.

Additional features of this property include a huge driveway down one side of the home, offering plenty of parking options, perfect for a boat and/or caravan. The home is also equipped with an alarm system, solar panels for energy efficiency, and tinted windows for added privacy and comfort.

Coogee is known for its close-knit community and relaxed coastal lifestyle, making it an ideal location for families. With its close proximity to Coogee Beach, parks, local schools and shopping hubs, this suburb offers the perfect balance of convenience and serenity. Whether you're enjoying a day swimming at the beach or exploring the local cafes, Coogee offers a lifestyle that's hard to beat.

With its spacious layout, impressive outdoor entertaining area and prime location, 16 Motril Avenue is an opportunity not to be missed.

The property is being sold by Fixed Date Sale with all offers to be presented no later than 18th December 2024. NOTE: The seller reserves the right to accept an offer before the Fixed Date Sale date, without notice.

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 nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.