

35 Coral Tree Avenue, Subiaco, WA, 6008

House For Sale

Tuesday, 19 November 2024



CENTRO ESTATES

35 Coral Tree Avenue, Subiaco, WA, 6008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Susan Taylor
0863801212



Stephanie Taylor
0863801212

Timeless Design in Unbeatable Location

Susan and Stephanie Taylor are proud to present 35 Coral Tree Avenue – a stunning blend of luxury, comfort, and style. Crafted by the renowned award-winning builder Webb & Brown-Neaves, this exquisite home is designed to impress at every turn.

Call or text Susan or Stephanie to book your viewing for Saturday 23rd November 2024.

Located on one of Subiaco's most sought-after streets, 35 Coral Tree Avenue enjoys a quiet position in the heart of Subi Centro, a vibrant yet peaceful enclave. The property is surrounded by tree-lined streets and is just a short stroll to Subiaco Common and Mere Lake, offering the perfect balance of serenity and convenience.

From the moment you approach, the front of the property exudes charm, featuring a beautifully maintained rose garden and an inviting verandah that sets the tone for the rest of the home. Step inside to discover a spacious, open-plan living area with soaring ceilings, creating a sense of light and airiness. The expansive kitchen and living spaces are perfect for both family living and entertaining, providing the ideal flow from room to room.

Large glass bi-fold doors seamlessly connect the indoors to a tranquil courtyard, complete with a bubbling fountain and a relaxing spa bath – the perfect retreat for unwinding after a busy day.

Upstairs, you'll find an additional living area and three generously sized bedrooms, including a luxurious master suite. This retreat features a spacious ensuite and an enormous walk-in dressing room – a true dream for those who appreciate elegance and ample storage. Bedrooms two and three are also well-proportioned, each with built-in robes and easy access to the main bathroom, complete with a separate WC for added convenience.

Features include, but are not limited to:

- Three bedrooms.
- Study/4th downstairs bedroom.

- Rear laneway access.
- Double garage with storage.
- Spacious kitchen.
- Stylish travertine flooring with under floor heating.
- Ducted air conditioning.
- Courtyard with fountain and spa bath.
- Storage room.
- Laundry with drying courtyard.
- Ducted vacuum system.
- Solar panels - 24 x 275w panels

- Laundry chute.
- 418sqm of house area

Proximity (Approx)

- Subiaco Common: 100m
- Branka Coffee: 350m

- Wembley Good Grocer: IGA 550m
- St John of God Subiaco Hospital: 1.3km

- King Edward Memorial Hospital: 1.35km
- Subiaco Train Station: 1.1km
- City Beach 6km
- Perth CBD: 4.4km
- Jolimont Primary School: 950m
- Shenton College: 2.3km

Council Rates: \$4,952.45 PA

Water Rates: \$2,929.54 PA

Viewings are by appointment, to organise a viewing or for more information call Susan Taylor on 0417 771 112 or Stephanie Taylor on 0408 914 117.

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