

**76 Whimbrel Crescent, Coodanup, WA, 6210**

**Regal Gateway**

**House For Sale**

Tuesday, 26 November 2024

76 Whimbrel Crescent, Coodanup, WA, 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jason Kingdon

## Experience Elegance and Comfort in a Fraser Developments Masterpiece!

Nestled in the sought-after Frasers Landing, this impeccably designed home offers the perfect balance of style, space, and convenience. Built by the renowned Fraser Developments, this property is a true gem, featuring three magnificent bedrooms and two spacious bathrooms, all designed with light-filled, open-plan living in mind.

The home boasts a premium location, surrounded by serene nature walks, creating a peaceful retreat just moments from your doorstep. With low-maintenance living and a move-in-ready design, this property is ideal for anyone seeking a modern lifestyle without compromise.

### Designed for Living and Entertaining

Step inside and be welcomed by a bright and airy atmosphere. The two front living areas provide versatility and sophistication, while the spacious central kitchen is a dream for home chefs. Outfitted with top-tier stainless steel appliances, including a gas cooktop, dual electric oven, dishwasher, and plumbing for your fridge, the kitchen also features sleek stone benchtops and a stylish splashback-perfect for preparing meals or hosting gatherings.

The executive master suite offers a private haven, complete with a luxurious walk-in robe and an ensuite featuring a walk-in shower and modern finishes. Every detail has been thoughtfully considered to enhance your living experience.

### Additional Features You'll Love:

- Hamlet-Style Community: Enjoy the charm of a close-knit, picturesque neighborhood.
- Premium Blackbutt Hardwood Floors: Genuine hardwood flooring adds warmth and character throughout.
- Private Courtyard: A center courtyard with decking and insect mesh, accessed through elegant bifold doors, creates the ultimate space for relaxation or alfresco dining.
- Architectural Touches: Coffin ceilings in the front room and high ceilings throughout add a sense of grandeur.
- Comfort All Year Round: Stay comfortable with retractable ceiling fans in every room, reverse-cycle ducted air conditioning, and zoned climate control.
- Modern Amenities: Soft-close drawers and cupboards, overhead showers, twin basins in the main bathroom, and downlights complete the home's premium features.

Whether you're entertaining in the two spacious sitting areas or enjoying the seamless indoor-outdoor flow of the courtyard, this home has been designed to impress.

### Low Maintenance, High Quality

With its durable, easy-care finishes and move-in-ready condition, this property is the perfect option for those who value both convenience and quality. Located in a community known for its picturesque walks and peaceful ambiance, you'll feel right at home from the moment you arrive.

Don't miss the opportunity to own this beautifully crafted property. Schedule a viewing today and discover a lifestyle that's truly unparalleled.

Strata fees: \$192.50pq

Council rates: \$1700pa

Water rates: \$1330pa

\* Virtual staging has been used in these photo. These are for illustration purposes only.

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