

9 Clune Place, Coogee, WA, 6166



House For Sale

Monday, 28 October 2024

9 Clune Place, Coogee, WA, 6166

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Vivien Yap

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Elevated. Contemporary. Articulate.

Positioned on an elevated 1087m² parcel in the coveted coastal suburb of Coogee, Western Australia, this bespoke four-bedroom, two-bathroom residence encapsulates modern luxury with a flair for outdoor living. From its terraced design to its carefully curated finishes, this home blends contemporary sophistication with family functionality-creating an iconic property for those who seek the perfect marriage of style and substance.

A statement in design, the bold architectural form makes an immediate impression. Crisp white facades and sleek angular lines are softened by the low maintenance landscaping that accent its surrounds. Large frangipanis dominate its street facing presence, hinting at the seamless integration between indoor and outdoor living.

This property's elevated position at the end of a quiet cul-de-sac offers both privacy and sweeping views that stretch toward the horizon-providing a unique vantage point to take in the coastal serenity.

Inside, the open-plan layout welcomes you with a spacious and airy atmosphere. Expansive windows invite the outdoors in, ensuring that the coastal views remain an ever-present backdrop to everyday life. The thoughtful flow between living spaces ensures that the home caters equally to intimate family moments and large-scale entertaining.

The kitchen, a true centrepiece of this residence, is designed for the modern entertainer. The oversized island bench, with its sleek stone surfaces and integrated appliances, doubles as both a workspace and a social hub. With direct access through bi-fold doors to the outdoor alfresco dining area, it allows for effortless transitions from indoor to outdoor entertaining.

The exposed brick feature wall, coupled with warm timber finishes, provides a sense of texture and depth, blending contemporary design with natural elements. The alfresco area, with its timber-clad ceiling and polished concrete floors, offers a versatile space that can be enjoyed year-round. Complete with custom wall finishes, a commercial grade ceiling fan and direct access to the pool, it's the perfect setting for everything from casual family barbecues to elegant evening soirées.

The master suite offers an unparalleled sense of luxury. Located in its own private wing of the home, it opens directly onto the terrace and provides fantastic privacy. The ensuite bathroom and fitted walk-in robe is a haven of relaxation, with a freestanding tub, double vanity, and rainfall shower-creating a spa-like experience at home.

Each of the additional bedrooms is generously proportioned, with large windows that capture natural light and garden or pool views. These rooms are designed to offer flexibility-whether for children, guests, or a home office-without sacrificing style or comfort.

The home's use of space ensures clever separation between living and sleeping and provides a highly user-friendly floorplan. From the private lounge area to the multi-functional living spaces that cater to larger gatherings, this home is as versatile as it is elegant. The tiered design not only enhances the property's aesthetic appeal but ensures that each area feels distinct yet connected-a true masterclass in modern design smarts.

Coogee, known for its tranquil beaches and family-friendly atmosphere, offers a coastal lifestyle without compromise. This residence is just minutes from the pristine waters of Coogee Beach, making it ideal for morning swims, sunset walks, or weekend picnics by the shore. Despite its peaceful setting, the home is also conveniently located near local amenities, parks, and schools, making it the perfect base for family life.

At a glance;

- Four-bedrooms, two-bathrooms, and a study
- Large, elevated landholding of 1087m² positioned on a cul-de-sac
- Modern build with contemporary finishes and superb flow
- Double car garage with large extra storage room. Ample driveway parking for several vehicles and a gated, extra parking space to the side of the home

- Gorgeous timber flooring Two-way gas fireplace
- Well appointed laundry with ample storage and workspace
- Bathrooms superbly appointed with frameless showers, free standing bathtubs, and deluxe tiling
- Velux automatic ceiling skylights flood the internal spaces with beautiful natural light and ventilation
- Beautiful saltwater chlorinated pool with feature lighting and a bench spa
- Enclosed outdoor kitchen and living area. Built in BBQ, sink, fridge, and a dedicated powder room create the perfect poolside entertaining zone. Beautifully finished and protected by all weather blinds, this is an ideal year-round family zone
- Double outdoor showers
- 6.6kw of solar panels
- Gas instantaneous hot water
- LED lighting
- Split system air conditioning and ceiling fans to all areas
- Smart entry security door access
- Stunning poured aggregate finish around the home and the alfresco area enjoys gorgeous bronze feature wall tiling

For further information or to discuss this outstanding Coogee opportunity further, contact Adrian Loh on 0411 019 185 or Vivien Yap at 0433 258 818.

Rates & Local Information:

Water Rates: \$1,686.59 (2023/24)

City of Cockburn Council Rates: TBC (2024/25)

Zoning: R20

Primary School Catchment: Coogee Primary School

Secondary School Catchments: Fremantle College

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