



## 22 Cuthbertson Drive, COOLOONGUP, WA 6168

### SPACIOUS FAMILY COMFORT WITH TROPICAL POOLSIDE GARDENS

Offering a wealth of living space across its generous 206sqm\* interior floorplan, this inviting residence provides absolute comfort throughout, with extensive opportunity to relax, and plenty of room for the entire family. The street appeal is immediate, with established palms on entry, while once inside you have a choice between a formal lounge and dining area to the left, and a separate study to the right. Moving further in and your sweeping open plan family hub offers a range of layouts and uses, with a central kitchen for convenience, while an activity or games area follows on, with sliding doors directly to the vast entertaining alfresco, allowing a seamless flow between the indoor and out. Your 4 bedrooms and 2 bathrooms are all well-equipped, with the master suite benefitting from fantastic poolside views, while stepping outside, your 703sqm\* block offers an area of lawn, and a tropical backdrop to your sparkling below ground pool.

Located within a much-loved and family orientated setting, you are just a short stroll to a choice of parkland, including the picturesque Dan Cuthbertson Reserve with its beautiful lake, array of birdlife and plentiful pathways to meander, while the popular golf course is equally nearby for the enthusiasts to enjoy. A variety of retail and dining options are easily within reach, with Rockingham itself just a little further and overflowing with shopping and entertainment opportunity. The train station is only a short hop away for a straightforward commute, with road and bus connections nearby, while a range of local schooling ensures laid back convenience for all.

**TYPE:** For Sale

**INTERNET ID:** 300P134535

#### SALE DETAILS

**Offers From \$829,000**

#### CONTACT DETAILS

**Elders Real Estate**  
**Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Adam Dineley**  
0450217206

Features of the home include:

- Sizeable master suite, with carpet underfoot, a cooling ceiling fan and built-in robe, with sliding door access to the gardens and poolside views
- Ensuite to the master bedroom, with floor to ceiling tiling, a shower, vanity and WC
- Three further bedrooms, all carpeted with ceiling fans to two
- Large family bathroom, with full tiling throughout, plus a corner bath, a shower enclosure and a vanity with storage
- Substantial laundry with a private WC within and direct exterior access
- Updated kitchen, with in-built stainless-steel appliances, a wraparound benchtop with breakfast bar seating and ample cabinetry, with a corner pantry and dedicated recesses for the fridge, dishwasher and microwave
- Inviting family hub with room for living and a casual meals area around the central kitchen, with tiled flooring and a warming fire for well-being in all seasons
- Additional living area, activity or games room, with sliding doors directly to the alfresco and an open flow to the internal comfort throughout
- Sunken lounge to the front of the home, with soft carpet to the floor, before extending to a raised and tiled dining space, with plenty of natural light and views to the garden
- Dedicated study with carpet to the floor, a large window and complete flexibility in its usage
- Dual front doors with security screening into a tiled entry foyer
- Ducted air conditioning throughout
- Large gabled roof patio, with paved flooring and cafÃ© blinds for added comfort, with a sunken layout within the backyard, creating a wonderful setting to entertain friends or gather the family
- Glistening below ground pool, with fencing for peace of mind and a spacious surround for relaxation
- Fully fenced backyard, with both lawn and paving throughout, plus a variety of palms and greenery
- Paved pathway to the home, where a shaded porch awaits to offer one of many spots to sit
- Lawned front yard with a feature limestone design to separate the garden from the street, with tropical palms and established trees for a welcoming facade
- Solar panel system
- Bore for ease of upkeep
- Paved driveway to a sheltered double carport

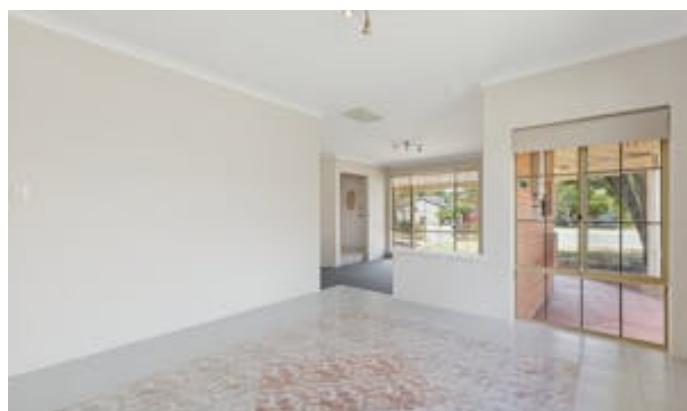
Built in 1991, this appealing residence combines a seamless blend between your indoor and outdoor comfort, with relaxed living options throughout and a wealth of space for the family to enjoy. The location ensures a peaceful setting, with a welcoming and established community within, while all the essentials are close at hand, and Rockingham easily within reach with its recreational appeal and sensational coastline to explore.

Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

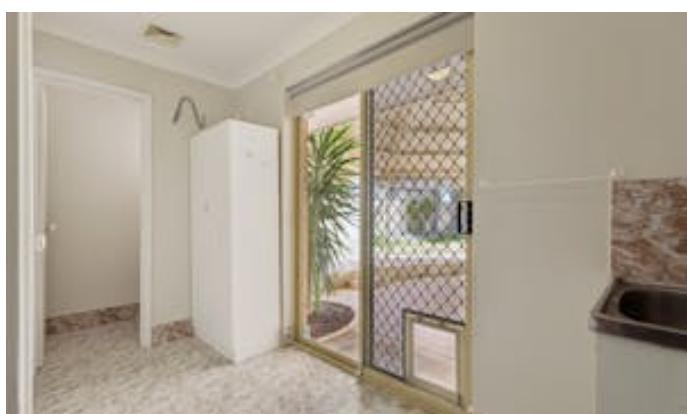
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 703.00 square metres
- Building Area: 206.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport











FLOOR PLAN

22 Cuthbertson Drive, Cooongoonup