



3 Balwyn Court, COOLOONGUP, WA 6168

SOLD BY BERNIE EGAN

Nestled behind fragrant Frangipani in a peaceful cul-de-sac position close to parkland sits this neat and tidy home, with a tenant already in place until April 2024 it would make an ideal investment opportunity for those seeking to start or add to their portfolio. Inside the home itself you have 105sqm* of living space, with three bedrooms, a family bathroom, lounge, dining and kitchen, plus a bonus games room in the rear garden, all situated on a considerable 684sqm* parcel of land.

A short walk from parkland, this property couldn't be better placed, with a choice of quality schooling in both directions, moments from the retail and recreation offerings of Rockingham Central, easy access to the train station ensuring a seamless commute to the CBD or beyond, and a little further to Rockingham Foreshore with its exciting entertainment and dining options and of course the sensational beaches.

Features of the home include:

- Generously sized master bedroom, with carpeted flooring, a split system air conditioning unit and full-height built-in robe
- Two minor bedrooms, both well-spaced with carpet underfoot and natural lighting

TYPE: Sold

INTERNET ID: 300P138085

SALE DETAILS

Offers From \$499,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bernie Egan
0433707633

- Central bathroom with corner bath and shower combined, vanity and separate WC
- Laundry with in-built linen storage and direct garden access for ease of use
- Large open kitchen with freestanding oven, ample cabinetry and bench space, double fridge recess, dishwasher and window overlooking the alfresco and gardens, plus a casual family meals area within
- Sizeable dining room, with timber effect flooring and feature arched opening
- Spacious lounge room on entry, with soft carpet under foot, a cooling split system air conditioning unit, and plenty of natural light
- Substantial freestanding bonus room, perfect as a games area or activity space accessed via the alfresco
- Covered alfresco area with multiple paving areas that extend out to offer a variety of outdoor living options
- Sweeping rear yard, with plenty of lawn, bordered with established greenery and a handy garden shed
- Large front yard with lawn, tropical plantings and a sheltered porch on entry
- Single carport with roller door and additional parking to the side

Built in the mid 1970's, this fantastic home has been carefully maintained to offer well-proportioned living throughout its interior and gardens, with ample room for relaxation or entertaining all wrapped up in a super central location, with retail and recreation just moments away.

Contact Bernie today on 0433 707 633 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 and distances are approximate only and marked with an (*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 684.00 square metres
- Building Area: 105.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







