



10/10 Soraya Place, COOLOONGUP, WA 6168

THE ULTIMATE IN EASY CARE CONVENIENCE

Nestled away at the end of a cul-de-sac within a well-placed complex of only 13 units, this 2 bedroom, 1 bathroom property offers an inviting and functional residence that's ideal for anyone seeking a low maintenance design for easy care living. Both bedrooms are a good size for comfort, with the bathroom positioned to the mid-way point between, while your open plan living, dining and kitchen offers a bright and spacious feel throughout. A carport awaits to the front of the home, with a sheltered courtyard on entry, while the back garden is paved for a minimal upkeep design.

A garden bed sits upon entry, with your secure single carport providing parking for the vehicle, while beyond here you have a private and peaceful courtyard, with benched seating and a sheltered pergola design for year round use. Stepping inside, both bedrooms are positioned to the left of the home, with bedroom one to the front and including plentiful built-in storage, with a built-in robe to bedroom two. While the bathroom sits centrally for convenience of use, with a shower, vanity and separate WC next door.

Your open plan living and dining space is placed to the right, with timber laminate flooring for a modern and inviting feel and views to the courtyard to the front, while the space sweeps around the corner for easy access to the kitchen beyond. The kitchen is fully fitted with extensive storage and cabinetry, plus an in-built oven and cooktop, a

TYPE: For Sale

INTERNET ID: 300P180365

SALE DETAILS

Offers Over \$399,000

CONTACT DETAILS

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corner benchtop with the option for breakfast bar seating and views across the rear garden. And finally, sliding doors lead you outside, with your fully fenced and paved backyard providing another space to relax, with a small garden bed and shed for storage included.

Located just a few steps from the epic Alf Powell Reserve, you have extensive green space to enjoy, plus skate park facilities and plenty of room for the four legged friends to explore, while the Cooloongup Primary School is just next door for laid back living and a stress free school run. The neighbourhood deli is within walking distance, with Rockingham Centre a short drive away, and the local retail precinct equally nearby for your daily needs, while the train station is easily within reach for those with a daily commute, and all the delights of Rockingham, its beaches and recreational options close are at hand.

Other features of the property include:

- Laundry nestled beyond the kitchen with open shelving for stowage
- Linen closet to the central hallway
- Pantry to the kitchen
- Reverse cycle air conditioning to the living space
- Ceilings fans to the master bedroom, and both the main living and dining area
- Gas instant hot water system
- Roller door to the carport
- Solar Panels
- Visitor parking upon entry to the complex

Contact David Parlor today on 0412 734 727 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.

- Bedrooms: 2
- Bathrooms: 1
- Single garage







