



18 St Andrews Loop, COOLOONGUP, WA 6168

GENEROUS FAMILY HOME WITH GATED SIDE ACCESS AND A WORKSHOP

Located within the much-loved Woodbridge Estate, this spacious family home offers a modern and inviting interior floorplan, with APPROX 206sqm of living space across a variety of lounge and dining areas, with a central and contemporary kitchen placed to oversee all. Your four bedrooms are a fantastic size for comfort, with both bathrooms fully equipped for family life, while the APPROX 2014 build ensures a cohesive design that overflows with quality fixtures and fittings throughout. Moving outside and your (approx.) 680sqm block provides all the sought after added benefits you could hope for, with drive through gated access to a large workshop, a vast patio that wraps around the home and sheltered gardens to enjoy.

A generous lawn sits before the home for a welcoming appeal from the street, with your widened driveway leading to both the double remote garage and gated side access, allowing for a range of parking opportunity, and drive through access to the workshop beyond. Inside the home, the first of your living areas offers a formal lounge or theatre space, with striking laminated timber flooring, sliding door access to the exterior and the high ceilings that extend throughout the entire home, offering a true sense of space within every room. Your open plan family hub offers a sweeping area for relaxation or entertaining, with room for living, dining and even a study space within, while porcelain tiling showcases a quality finish. The kitchen overlooks the space, with modern appliances including a 900mm electric oven and gas cooktop, with extensive cabinetry, stone benchtops and a walk-in pantry, plus a freestanding island bench for casual

TYPE: For Sale

INTERNET ID: 300P183471

SALE DETAILS

\$749,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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meals or gathering around.

The generous master suite is placed to the rear of the home, with direct access to the patio, plus a large walk-in robe and luxurious ensuite with floor to ceiling tiling, a dual vanity with plenty of storage, and a walk-in shower with glass screening. The three minor bedrooms are also well-spaced for the family or guests, with timber laminate flooring and built-in robes to all, while the main bathroom sits centrally, with full height tiling, a glass shower enclosure, bath and vanity. The gardens provide a secluded setting for the children or pets to play, with lawn and both established greenery and fruiting trees, while an oversized patio extends around the home to allow an enviable outdoor lifestyle, with paved flooring that broadens out to the side gate and workshop.

Located just a few steps from the St Michaels Reserve, with a wide range of parkland to the surrounding area, this welcoming community offers easy access to a choice of schooling, with a variety of transport links including the nearby train station, bus and road connections, allowing for a straightforward commute for those that require it. The popular golf course is only moments away with the local retail precinct ensuring all the day-to-day essentials are close at hand, while Rockingham is only a short drive further, with endless retail, dining and recreational options, including the spectacular coastline and beaches.

Other features of the property include:

- Sizeable laundry with a linen closet included
- Skirting boards
- Ducted reverse cycle air conditioning throughout
- Gas storage hot water system
- Automatic reticulation for ease of upkeep
- Solar panel system with APPROX 18 panels
- APPROX 6m x 3.7m workshop with roller door entry

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.

- Land Area 680.00 square metres
- Building Area: 206.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







