



65A Woodbridge Drive, COOLOONGUP, WA 6168

MOVE-IN READY LIVING WITHIN A CONVENIENT AND POPULAR LOCATION

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Placed within the much-loved Woodbridge Estate and just walking distance to the train station, this perfectly positioned property sits upon a spacious 796sqm block, with sweeping gardens to enjoy, drive through access, and a freshly painted interior for move-in ready living. Offering 3 bedrooms and one updated and centrally placed bathroom, this inviting family home provides a low maintenance layout, with a formal lounge to the front of the property, and an open plan living and dining area around the renovated kitchen. For outdoor entertaining, a large entertaining area sits to the rear of the residence offering plenty of space for friends and family, with views across your peaceful garden setting for added appeal.

Lawned to the front garden with mature trees to the street, your well maintained facade offers a welcoming entry, with your driveway providing additional parking before the secure carport with roller door. A formal lounge or theatre space awaits to the right of entry, with carpet underfoot, a cooling ceiling fan and a large window to enjoy your garden vista, with your main open plan living and dining area following on. Furnished with timber vinyl flooring, your central living area provides ample space to entertain or

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P185910

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

David Parlor
0412 734 727

relax, with sliding doors directly to the patio, and the kitchen overlooking the room for uninterrupted access between. The kitchen has been renovated to provide a modern design, with an in-built stainless-steel wall oven and gas cooktop, plentiful crisp white cabinetry, and a wraparound benchtop for breakfast bar dining, with a full height corner pantry, a dedicated fridge recess and contemporary tiling included.

Your three bedrooms are all placed to the left side of the home, and benefit from soft carpet underfoot and ceiling fans for comfort, with a walk-in robe to the master, and built-in robes to your two minors. The bathroom has also been updated and sits centrally between the bedrooms for access, with a shower, bath and vanity, plus overhead cabinetry for additional storage. Moving outside and your backyard is lawned throughout, providing a generous space for the family or pets to roam, with plenty of shady trees already in place, and a paved and sheltered patio to the rear of the residence, while drive through access from the carport allows additional parking within.

Located for absolute convenience, this popular and central setting sits within strolling distance of a variety of parkland and reserve space including the vast Paul Garlett Oval, providing an appealing setting for a variety of buyers, with families, investors and professionals included. The train station is easily within walking distance, ensuring a straightforward daily commute, with road and bus links also readily available, while a choice of both shopping and schooling is found within the surrounding area, including the fully stocked and nearby Rockingham Centre, with its many retail, dining and entertainment options.

Other features of the property include:

- Freshly repainted throughout the interior
- 2 x wall mounted cooling units
- 2 x gas bayonet points
- Dedicated laundry with a linen closet to the hallway
- Privately positioned WC
- Gas storage hot water system
- Automatic reticulation from the bore
- Security screening to the doors and windows

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 796.00 square metres
- Building Area: 119.00 square metres

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- Bedrooms: 3
- Bathrooms: 1
- Single garage







FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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