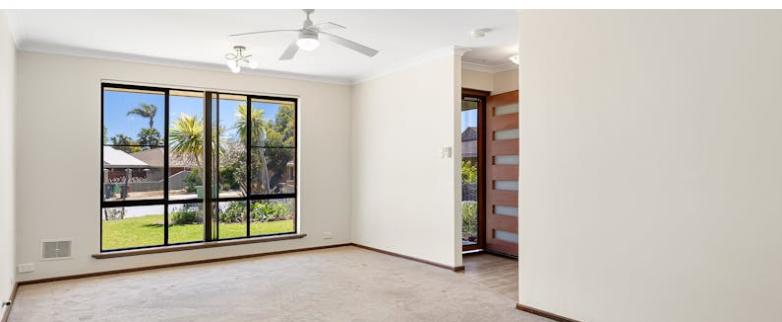




8 Belair Place, COOLOONGUP, WA 6168

PERFECTLY PLACED FAMILY HOME, WITH SWEEPING GARDENS AND SOUGHT AFTER SIDE ACCESS

Tucked away within a peaceful cul-de-sac just moments from a choice of parkland, this sought after setting offers an inviting family residence, with sweeping gardens to both the front and back, that ensure plenty of space to play, and a vast alfresco setting for outdoor entertaining. The generously spaced and beautifully maintained block offers gated side access to the back yard for additional sheltered parking, while a secure garage adjoins the home including a handy storeroom or workspace to the rear. Moving inside and the residence overflows with living options, including a formal lounge and dining area to the front, while a central family hub provides yet more space to relax, and access to the fully fitted kitchen. Your four bedrooms are all spaced for comfort, with a bathroom positioned to the midway point for ease of use, and your laundry offers a secondary shower for convenience.

Positioned within the much loved Woodbridge Estate, this premium setting offers access to not only a vast oval just a few steps away, but also the picturesque Dan Cuthbertson Reserve, with its lake to meander, greenspace to explore and picnic facilities throughout. The train station sits just moments away for anyone seeking a straightforward commute, with road and bus connections included, while the hospital is easily within reach, along with schooling and the local shopping precinct. Rockingham itself is a short distance further, with extensive retail and recreational opportunity

TYPE: For Sale

INTERNET ID: 300P187774

SALE DETAILS

Offers From \$749,000

CONTACT DETAILS

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

Bianca McKenzie
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throughout its entertainment options, popular foreshore and sensational coastline, while for the enthusiasts among us, the Rockingham Golf Club is just a quick trip from home.

Features of the home include:

- Spacious master bedroom to the front of the home, with a full height sliding door robe and views to the gardens beforehand
- Three further bedrooms, all with built-in robes for storage
- Bathroom between the bedrooms for access, with a shower enclosure, bath and vanity
- Separate laundry with a private WC within, plus a secondary shower and linen closet to the hallway
- Centrally positioned kitchen, with ample crisp white cabinetry, in-built appliances including an oven, gas cooktop and integrated rangehood, with a full height corner pantry, dedicated fridge recess and a wraparound benchtop with a small breakfast bar option
- Open plan family hub with space for living and dining included, with direct entry to the alfresco for seamless entertaining and access between
- Formal lounge and dining area to the right of entry, with a cooling ceiling fan, a large window for natural lighting, and an open flow to the main living area beyond
- Carpet across both the formal living and dining space, and bedrooms
- Ducted air conditioning throughout
- Huge, gabled roof patio to the rear and side of the residence, allowing an enormous space for outdoor living and entertaining, with views across the sweeping backyard and access via the side gate
- Fully fenced rear yard, with lawn that wraps around the home to provide plenty of room for the children or pets to play, and ample opportunity to include a pool or workshop, subject to all relevant approvals of course
- Beautiful street appeal with large lawned gardens to the front of the home, and colourful plant life throughout
- Widened driveway for access to both the garage and side entry
- Gated side access to the sheltered patio beyond, allowing additional secure parking
- Secure garage with a roller door entry
- Separate storeroom beyond the garage for additional stowage or workspace

Built in 1989*, set upon an 846sqm* block, with 123sqm* internally, this delightful home offers an inviting garden sanctuary, where your exterior living is just as important as the interior, ensuring ample space for the family, and plenty of room to entertain. While the sought after addition of side access is always a popular choice, with the interior providing comfortable living, and the location a convenient setting for all.

Contact Bianca today on 0422 864 960 to arrange your viewing.

*The information provided including photography is for general information purposes

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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 846.00 square metres
- Building Area: 123.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage







