



27 Helena Road, COOLOONGUP, WA 6168

PREMIUM PARK FACING PROPERTY WITH INVITING POOLSIDE GARDENS

Located within a picturesque parkside setting directly facing the vast Hourglass Reserve, this updated and modern home offers an inviting residence for family living, with a choice of area to entertain or relax, and sensational poolside gardens. The interior provides a formal lounge to the front of the home, with your open plan living, dining and kitchen beyond, while the entire residence showcases a light and bright effect, with neutral paint work and contemporary styling throughout. The master suite offers maximum comfort, with a renovated ensuite for added appeal, while your further three bedrooms are placed around the central and updated family bathroom. The backyard offers exceptional outdoor living, with a wraparound alfresco area that provides a true extension of the home, while the glistening below ground pool offers the option to entertain poolside, with a workshop or shed providing another sought after addition across the spacious 607sqm* block.

Positioned centrally with access to all the daily essentials, you are walking distance to schooling, with the local retail precinct equally close by, while a range of parkland provides ample recreational enjoyment, including the huge reserve across the road, the nearby skate park and a choice of sporting facilities. The train station is easily within reach to offer a seamless commute to the CBD, while road and bus connections ensure straightforward travel throughout, with the premium setting also providing easy access to Rockingham itself, with its extensive shopping and entertainment options, the popular foreshore and sensational coastline and beaches.

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: 300P187962

SALE DETAILS

Offers From \$749,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Adam Dineley
0450217206

Features of the home include:

- Inviting master suite, with soft carpet underfoot, an effective reverse cycle air conditioning unit and a walk-in robe, with a sliding barn door to the updated ensuite with a shower, vanity with storage and WC
- Three further bedrooms, all carpeted with built-in robes or recesses
- Updated family bathroom with a combined bath and shower with screening and a vanity with storage
- Separate laundry with direct access to the side of the home
- Fully fitted kitchen with extensive built-in cabinetry, a breakfast bar with the option for casual dining, and a dedicated fridge recess, with in-built appliances including an oven, gas cooktop and integrated rangehood
- Zoned living and dining around the central kitchen, with an open plan feel for a seamless flow between spaces and out to the alfresco, with tiled flooring, another reverse cycle air conditioning unit and beautiful poolside views
- Formal lounge to the front of the home, with tiling underfoot and a large bay window to enjoy those parkland views
- Upgraded garage to utilise as additional entertaining or living space, with tiled flooring and a kitchenette included
- Ducted air conditioning throughout
- Modern downlighting across the interior
- Exterior roller shutters to the windows
- Solar panel system
- Vast, gabled roof patio to the side of the property, that extends out and around the rear to overlook the pool, with paved flooring, shade extensions to the fence line and a semi enclosed design for year round use, plus an effective exterior ceiling fan and raised tropical plant life to the border
- Sparkling below ground pool, with a limestone surround for relaxation and fencing for peace of mind
- Large shed or workshop within the backyard, with roller door entry
- Well maintained front garden, with a large area of lawn
- Paved driveway for vehicle access

Built in 1994, this ideally placed property offers a move-in ready design where all the updates and upgrades have already been taken care of, leaving you with a modern family residence and all the added extras you could hope for. While the location ensures absolute convenience, with retail, recreation and educational options all within walking distance, and the pristine parkland just across the road.

Contact Adam Dineley today on 0450 217 206 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 607.00 square metres
- Building Area: 128.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









