



## 57 Exhibition Way, COOLOONGUP, WA 6168

UPGRADED RESIDENCE FOR MOVE-IN READY LIVING, WITH SPACIOUS GARDENS AND ABSOLUTE CONVENIENCE ON HAND

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.

Centrally placed for absolute convenience, this well-maintained and updated residence sits upon a spacious 718sqm block, and offers 3 bedrooms, 1 updated bathroom and a range of living options, including a dedicated home office or study area. The generous gardens are multi-functional by design, including plenty of room to play, along with a separate spa and gazebo for relaxation, with alfresco entertaining and a powered workshop included. The homes interior offers a light and bright feel that adds to the sense of space, with a formal lounge, and your open plan dining and living beside the upgraded kitchen, while all bedrooms are spaced for comfort, and the bathroom renovated for appeal.

Your front garden is lawned with a large bed before the home and planted greenery throughout, while your paved driveway allows additional parking before the secure 2 vehicle carport with roller door. Upon entry, you have a choice between your family lounge to the left and your living and dining to the right, with crisp white paintwork and

**TYPE:** For Sale  
**INTERNET ID:** 300P193907  
**SALE DETAILS**

**URGENT  
 RELOCATION SALE!**

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

**David Parlor**  
 0412 734 727

modern timber laminate flooring to both. The lounge is flooded with natural light, with the added comfort of both a cooling ceiling fan and effective reverse cycle air conditioning unit, while a semi-separate study area is nestled to the side with storage built in. Your open plan area to the right allows room for both living and dining, while sliding doors ensure an indoor to outdoor flow, with the kitchen adjacent for convenience of use. And the kitchen has been renovated throughout, with stone benchtops that form a breakfast bar option, plus ample cabinetry and an in-built electric oven and cooktop.

The bedrooms are all placed together for a peaceful setting, with carpet under foot and built-in robes to all, while the master benefits from a reverse cycle air conditioning unit for year round well-being. And the central bathroom has also been renovated, including a large shower with glass screening, a vanity, and storage throughout. Moving to the exterior, you have a lengthy, flat roof patio to the rear of the residence, with paved flooring and plenty of space to gather friends, while your lawned backyard has been carefully landscaped to include a raised and decked platform with garden beds incorporated. A spa bath sits to the side and fully fenced for peace of mind, with a Bali style gazebo and decked surround for a premium space to relax, while your powered workshop is substantially sized with a roller door entry for access.

Perfectly placed within walking distance to all the essential amenities, the vast Rockingham Centre is easily within reach for a variety of retail, dining and leisure appeal, while a choice of parkland, including sporting facilities are equally on hand for your recreational enjoyment. The train station is also nearby for a seamless daily commute, with road and bus links for connectivity throughout, and a choice of schooling just a short stroll away. The popular foreshore and sensational coastline are just a little further, with an endless array of opportunity for relaxation, with scenic outlooks, picturesque walking trails and laid back lifestyle living included.

Other features of the property include:

- Dual door pantry to the kitchen
- Updated laundry, with cabinetry and counterspace included
- Private WC for convenience
- Ceiling fans to both living areas and all bedrooms
- 2 x split system air conditioning units
- 2 x gas bayonet points
- Original character from the 1976 build
- Instant gas hot water system
- Exterior roller shutters to the front of the home
- Exterior kitchenette for alfresco dining
- Fully fenced backyard with established greenery
- Bore with automatic reticulation
- Access through the carport to the workshop
- 4m x 6m powered workshop
- Secure carport with space for two vehicles

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 718.00 square metres
- Building Area: 127.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double 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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