



7 Lynda Crescent, COOLOONGUP, WA 6168

SPACIOUS POOLSIDE SETTING WITH GATED ACCESS TO A POWERED WORKSHOP

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.

Overflowing with both comfort and appeal, this perfectly placed property sits upon a sweeping 686sqm block to offer a variety of sought after added extras, with sparkling poolside gardens to enjoy. A side access gate allows drive through entry to the rear yard where a large, powered workshop awaits, with the gardens lawned to both the front and back, and a secure carport for parking. Inside the residence, you have 4 well-spaced bedrooms and 2 bathrooms, with the central and updated kitchen the standout feature and heart of the home, providing uninterrupted access to the enclosed patio beyond. A family lounge sits to the front of the residence, with your dining area adjacent to the kitchen for functionality and appeal, while your living areas all flow seamlessly together to create a cohesive space for relaxation or entertaining, with peace and quiet throughout.

The front of the home offers welcoming gardens, with lush green lawn and abundant tropical greenery, while your lengthy driveway ensures entry to both the carport with roller door and drive through gated access. Stepping inside the home and you enter directly to your inviting lounge, with soft carpet underfoot and a large window to

TYPE: For Sale

INTERNET ID: 300P194640

SALE DETAILS

URGENT SALE!

CONTACT DETAILS

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

David Parlor
0412 734 727

overlook the gardens, offering a relaxed space for peaceful living, whilst still providing easy access to the kitchen and dining area beyond. The kitchen has been expertly renovated to a modern standard, with plentiful contrasting cabinetry, a freestanding 1200mm oven and ample bench space throughout, while bi-fold windows provide a servery option to the enclosed patio beyond. Your dining area provides an open plan feel, with laminated timber flooring and an effective reverse cycle air conditioning unit, with bi-fold doors to open the space up and ensure uninterrupted living and entertaining throughout.

All four bedrooms are spaced for comfort, with the master placed to the front to enjoy that garden view, and equipped with a built-in robe for storage and an ensuite bathroom with a shower recess, vanity and WC. The enclosed patio to the rear is fully tiled to the floor and provides a vast area to gather friends or simply relax at days end, with easy access to the backyard for indoor to outdoor living. The gardens are a combination of lawn, established plant life and concrete, allowing a variety of space to play or entertain. While an elevated area to the rear finds your secluded poolside paradise, with fencing to the surrounds, a paved area for relaxation and a below ground design for appeal.

Located centrally and within a pristine parkland setting, the inviting Alf Powell Reserve is just a few steps away with plentiful shaded greenspace to enjoy, along with the local skate park, while the nearby primary school is equally on hand and easily within walking distance. A choice of retail and dining options are within reach, with Rockingham itself just a little further for endless shopping, entertainment and leisure options. The train station provides convenient travel for those with a commute, with road and bus links to the surrounds, while for your recreational enjoyment, the popular golf course is a quick trip away, with the sensational coastline close by to interest a wide array of buyers.

Other features of the property include:

- Built-in robes to all bedrooms, with soft carpet underfoot
- Main bathroom with a shower, vanity and private WC, with direct garden entry for ease of clean up from the pool
- Laundry facilities within the carport, including a sink
- Linen closet within the central hallway
- Gas bayonet point
- Downlighting across the living areas
- Instantaneous gas hot water system
- Tropical palms surrounding the pool for a resort like feel
- 6m x 4.5m (approx.) powered workshop with roller door entry and drive through access
- Bore with automatic reticulation
- 3m (approx.) side access gate
- A range of parking for a variety of vehicles both before and beyond the side gate
- Built in 1979

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 686.00 square metres
- Building Area: 114.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 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.

7 Lynda Crescent, Coo롱gup