



11 Gascoyne Way, COOLOONGUP, WA 6168

CONVENIENT FAMILY LIVING WITH SIDE ACCESS AND A WORKSHOP TO THE BACKYARD

Conveniently located close to parkland, schooling and shopping, this easy care residence occupies a 680sqm block, with spacious garden surrounds to enjoy, and a choice of living options across the inside and out. Benefitting from garaged parking, side access to the backyard and a large workshop within, this fantastic property offers functional additions throughout the space, with a generous alfresco to the side of the home for outdoor entertaining. Your interior offers 3 bedrooms and 1 central bathroom to the left side of the home for peace and quiet throughout. While the remainder provides multiple living areas, with a lounge and dining space on entry, a kitchen to the mid-way point and a spacious family room to the side.

Your extended driveway leads to your double garage for vehicle parking, with the home set back from the street beyond a large front garden. Once inside the original slate flooring extends throughout, with your formal lounge to the right of entry and closely followed by a dining area beyond. Multiple windows flood the area with natural lighting for a bright and inviting feel, while your family living room is nestled to the other side for absolute comfort throughout, with sliding door entry to the alfresco for added appeal. The kitchen is placed centrally for ease of access between, with wraparound bench space including a small breakfast bar for seating, plus a freestanding stainless-steel oven and cabinetry throughout.

TYPE: For Sale

INTERNET ID: 300P195373

SALE DETAILS

Offers Over \$749,000

CONTACT DETAILS

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

David Parlor
0412 734 727

Your three bedrooms are all located within their own section, with ceiling fans to all and a double built-in robe to the master, while the bathroom is conveniently centered and offers a shower recess, bath and vanity within. Stepping to the backyard and an extremely spacious flat roof patio extends the side of the home, with paved flooring underfoot and ample space for entertaining friends and family. And the garden is lawned, with raised beds to the fenceline and tropical greenery throughout, while a substantial workshop offers sought after storage or workspace within.

Located within a popular and central position that is bordered with parkland, you have a choice of two huge reserves within walking distance, ensuring extensive green space to explore and plenty of room for play. The local primary school is equally close by for a laid back appeal, with retail and dining options just a short stroll away. And Rockingham itself is just a little further with its endless shopping, dining and entertainment opportunity, while the train station is easily within reach for those seeking an effortless daily commute.

Other features of the property include:

- Freestanding double pantry to the kitchen
- Individual robe within one of the minor bedrooms
- Modern timber effect flooring to two of the bedrooms
- Separate laundry with a linen closet within
- Gas bayonet point for heating
- Instant gas hot water system
- Colorbond patio to the backyard
- 6.3m x 3.9m workshop with roller door entry
- 2 x garden sheds for storage
- 1.5kW solar panel system with 6 panels
- Bore with reticulation throughout
- Approximate 3m side access gates
- Built in 1989

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 680.00 square metres
- Building Area: 108.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage





