



## 9 St Clair Place, COOLOONGUP, WA 6168

Set amongst other quality properties in the Highly Sought-After Woodbridge Estate, this well-maintained family home is sure to impress!!

Offering plenty of potential, this great family home features 4 good sized bedrooms plus a study, two separate living areas, a kitchen with heaps of storage space and a large enclosed patio with a BBQ recess and exhaust fan, perfect for outdoor entertaining.

Additional features include split system reverse cycle air-conditioning in the family area for year-round comfort, a slow combustion woodfire heater to keep warm in the colder winter months, and a large storage shed, for additional storage space.

This property is definitely one to put on your shortlist!

Ideally located within a short distance to beautiful parklands, transport routes, medical facilities, multiple dining choices, shopping facilities and local amenities.

Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available.

**TYPE:** Sold

**INTERNET ID:** 300P45656

### SALE DETAILS

**Offers Invited - Early to Mid \$400's**

### CONTACT DETAILS

**Rockingham Baldvis**  
14/10 Livingstone Tce  
Rockingham, WA  
08 9599 6600

**Tony Ansara**  
0410107787

## Property Features

Year built 1993

Lot size (approx.) 691m<sup>2</sup>

4 Bedrooms (Master bedroom with an ensuite and built-in robes)

2 Bathrooms

Front study

Front lounge

Open planned Kitchen and Living area

Split system reverse cycle air conditioner in the family area

Slow combustion woodfire heater

Sun room (massive enclosed patio with a BBQ recess and exhaust fan)

Bore reticulated gardens

Storage sheds

Double enclosed garage

## Location Features

Nearest bus stop (Elanora Dr before Woodbridge Dr) 400m (approx.)

Rockingham General Hospital 500m (approx.)

Rockingham Golf Course 600m (approx.)

Local restaurants & takeaway 900m (approx.)

All Foods Market Cooloongup (Local shops) 1.1km (approx.)

Rockingham Train Station 2.1km (approx.)

Rockingham Centre 4km (approx.)

Rockingham Beach 6.1km (approx.)

Perth 51.5km (approx.)

## Schools

Cooloongup Primary School 2.6km (approx.)

Hillman Primary School 3.2km (approx.)

East Waikiki Primary School 2.7km (approx.)

Waikiki Primary School 4.4km (approx.)

Rockingham Senior High School 4.9km (approx.)

Safety Bay Senior High School 4.1km (approx.)

Star of the Sea Catholic Primary School 5.4km (approx.)

Kolbe Catholic College 3.3km (approx.)

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.

- Land Area 691.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







