



45 Link Way, COOLOONGUP, WA 6168

4x2 with extra kitchenette Pool servicing included.

Summer-Ready with 2 Kitchens and a Sparkling Pool!

Nestled in the sought-after Woodbridge Estate, this spacious and versatile home is perfectly located just moments from Rockingham Hospital, the train station, Rockingham Golf Club, and a variety of local shops and restaurants. Plus, the beautiful Rockingham Foreshore is approximately only 10 minutes away!

Get ready to enjoy the ultimate summer lifestyle! This home features an inviting inground pool, perfect for cooling off on warm days. Hosting gatherings is a breeze with the dedicated entertainment theatre, complete with a second kitchen, ideal for setting up your own lounge, pool table, and bar area.

Interior Features

The thoughtfully designed layout includes a formal lounge room adjacent to the master bedroom, which boasts reverse-cycle air conditioning, a walk-in robe, and a private ensuite. The kitchen offers a breakfast bar overlooking the pool area, seamlessly connecting to the dining and versatile study space.

TYPE: For Rent

INTERNET ID: 79P1523

RENTAL DETAILS

Rent / Lease:

\$720.00 Per Week

CONTACT DETAILS

**Elders Real Estate
Mandurah**

Suite 3, 4 Sutton Street
Mandurah, WA
(08) 9535 1388

**Ingrid Feinauer - Property
Management**

The minor bedrooms are situated at the rear of the home, with two offering built-in robes and timber laminate floors.

Additional Features

- 17 solar panels with a 6.6kW inverter for energy efficiency
- Sparkling swimming pool - with Monthly Servicing included - chemicals at tenants expense.
- Roller shutters at the front for added security and privacy
- Ducted reverse-cycle air conditioning throughout
- Versatile theatre room/man cave with a second kitchen
- Garden shed for additional storage
- Two minor bedrooms and a store room/bedroom all with built in wardrobes
- Practical bathroom and laundry
- Single carport

*side fence to be installed beside carport.

Exclusions from lease agreement: Security cameras, theatre projector will not be repaired or replaced and ensuite heat towel rail does not operate. Dishwasher to theatre kitchen excluded from lease, does not operate.

Included: Monthly pool servicing, chemicals to be reimbursed by tenant.

Enquire Now!

Don't miss the opportunity to call this home your own. Contact us today to arrange a viewing

- Please ensure you register your attendance at an available viewing. If no times are allocated to view this property, we recommend that you register your interest to be notified of viewings and times as soon as they come up.
- Submit your application through the realestate.com.au listing apply button.

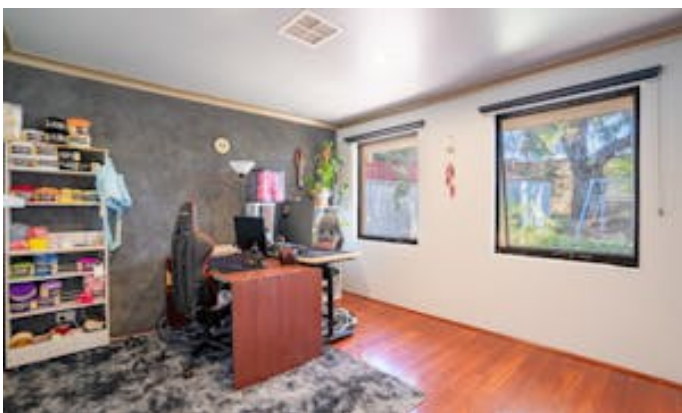
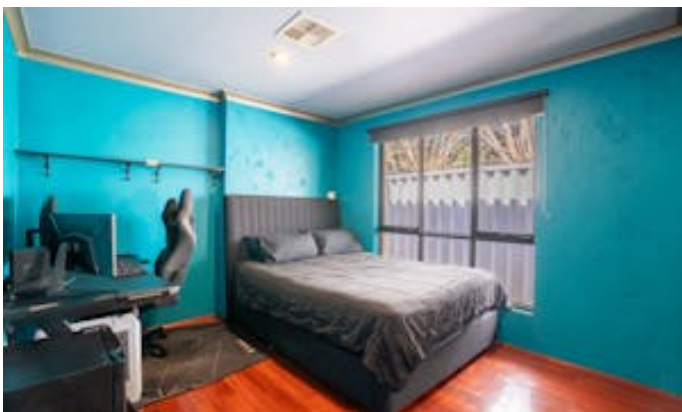
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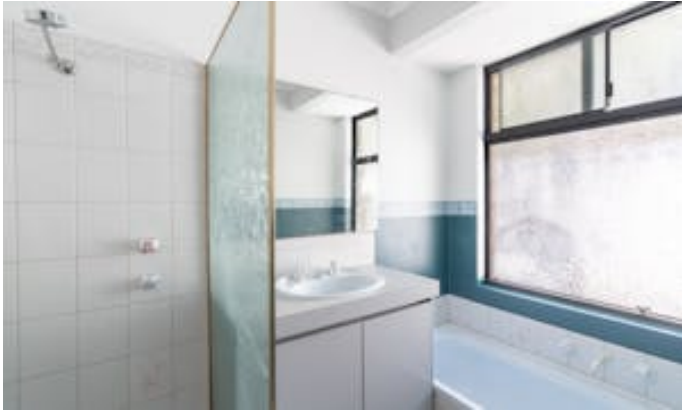
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Other features: Close to Schools, Close to Shops, Kitchenette, Openable Windows, Pool

- This property is: Unfurnished
- Pets: Yes
- Available on: 18/11/25
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single carport









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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