

**11 Norring Street, Coo롱up, WA 6168**



**Sold House**

Friday, 3 May 2024

**11 Norring Street, Coo롱up, WA 6168**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



Sally Ackerley

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**\$620,000**

Peacefully positioned with parkland at the end of the street sits this delightful family home that simply overflows with thoughtful extras and careful updates. The street appeal is instant, with green lawns and a lengthy driveway taking you to the gated access for parking, with a pergola to the front of the property offering one of many spots to relax across the 683sqm block. Inside the home, you have 139sqm, with all 3 bedrooms placed to the left side of the property, with the semi ensuite bathroom centrally between, and the right side positioned for family life or entertaining with a formal lounge and dining to the front, and an open plan family zone with kitchen to the rear. And finally, the gardens provide extensive options for all family arrangements, with a sheltered alfresco, plenty of outdoor living, a large, powered workshop, and a separate teenage retreat with bathroom. A quick stroll takes you to the Breaden Drive Reserve with its endless green space and playground, and you are well placed for family orientated living, with easy access to schooling and childcare an added benefit. You have a choice of shopping and dining outlets in all directions ensuring all the daily essentials are always close at hand, and train, bus and road links within reach, confirming this as an appealing location to families and investors alike. Features of the home include: - Master suite set the rear of the home to overlook the gardens, with carpet to the floor, an effective ceiling fan and walk-in robe - Two further well-spaced minor bedrooms, both with ceiling fans and carpeted flooring, with either a built-in robe or recess - Central bathroom with updated floor to ceiling tiling, with a bath, shower enclosure and vanity, plus a separate WC - Laundry nestled off the kitchen, with easy exterior access for hanging purposes - Contemporary kitchen that has been updated to include plentiful modern cabinetry, a full height pantry, in-built oven, electric cooktop and rangehood, plus a sweeping benchtop that extends to a breakfast bar with seating - Family room off the kitchen, with porcelain tiles to the floor, a warming wood fire, and both a ceiling fan and reverse cycle air conditioning unit allowing for the perfect conditions no matter the season - Formal living and dining to the front of the home, with carpet to the floor, another effective ceiling fan and soft natural light - Porcelain tiled entry foyer - Recent roof restoration - Colorbond alfresco that wraps around the home, offering extensive options for outdoor living and entertaining - Spacious gardens that meander through concrete flooring, lush green lawn and established garden beds, providing a range of areas to relax - 6m x 6m powered workshop with dual roller doors - Freestanding teenagers retreat, with bathroom, or open to a variety of uses to suit your family's needs, with additional living or activity space both great options - Bird aviary - Pergola to the front of the home for yet another sizeable outdoor living space, with lawned gardens and well maintained plant life - Gated access to a covered carport for two vehicles, with drive through access - 6.7kW solar panel system Built in 1989, this impressive home offers everything you'd expect in a family residence and a whole lot more! Making full use of the land available, you have an endless array of living, dining and entertainment options both inside and out, including comfortable furnishings and functional additions that are sure to elevate this homes appeal to a wide range of buyers. Contact Sally Ackerley today on 0401 346 644 to arrange your viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.