

**123 Woodbridge Drive, Coo loongup, WA 6168**

*Elders*

**Sold House**

Sunday, 13 August 2023

123 Woodbridge Drive, Coo loongup, WA 6168

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 594 m2**

**Type: House**

**\$540,000**

Placed on a family friendly 594sqm parcel of land, facing endless open green space sits this wonderful home, with a choice of living areas that flow from the entrance, throughout the property and out to the covered alfresco at the rear, you have more than enough room to keep the entire family entertained. Inside the home you have 142sqm of living space comprising of a master suite, three further great sized bedrooms, a formal lounge and an open kitchen, living and dining area, with the backyard offering plenty of room for the kids or furry friends to play, and an opportunity to create your own garden paradise. Situated in an ultra-convenient location, the train station is a short distance away ensuring any commute an easy one, the hospital, local SUPA IGA and dining options are all within close proximity as is schooling and childcare facilities, and of course that huge reserve just across the road with its oval and play equipment confirming this a popular position with a range of buyers. Features of the home include:- Light filled master suite at the front of the home, with feature windows, a cooling ceiling fan and an inbuilt triple mirrored robe, with the ensuite providing a shower, vanity and WC- Three further fantastic bedrooms, all with ceiling fans and built in robes - Central family bathroom with separate powder room and laundry with in-built linen closet - Dedicated kitchen, with large wraparound benchtop, feature timber cabinetry, in-built stainless-steel appliances and handy shoppers entry - Open plan family living and dining space, with cooling ceiling fans and flooded with natural light - Formal lounge on entry with a large window looking out to the reserve - Freshly painted throughout - Tiling to the main living areas with carpet to the lounge and bedrooms - Ducted air conditioning and shutters to most windows- Undercover patio, bordered with built-in planter boxes and pull-down café blinds for year-round use - Generously spaced rear garden with a useful shed and plenty of opportunity to create the backyard of your dreams - Lawned front yard that leads to a covered porch to further enjoy those park views - Double garage Built in 1995, this home is absolutely move in ready. Its freshly updated paintwork and spacious living options, combined with its carefully designed floorplan and convenient positioning, make it an appealing option for families or investors and a must view. Contact Adam Dineley on 0450 217 206 today. 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.