

# 14 St Andrews Loop, Coo loongup, WA 6168



## Sold House

Tuesday, 17 October 2023

14 St Andrews Loop, Coo loongup, WA 6168

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 680 m<sup>2</sup>

Type: House



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**\$481,250**

This absolutely charming property sits on a generous 680sqm\* block to offer spacious living both internally and throughout the extensive gardens. With 101\*sqm of living, you have two separate areas for relaxation, with a formal lounge to the front and an open plan living and dining area that wraps around the kitchen, plus the three sizeable bedrooms and a fully equipped bathroom providing comfortable living for a variety of buyers including families, professionals and investors. Located in the popular Woodbridge Estate, you have a wonderful reserve and playground just a short stroll away, and if golf is your recreation of choice, you are mere moments from the Rockingham Golf Club, allowing you to practice your swing at every opportunity! For daily life, you are close to the local shopping precinct and SUPA IGA, plus schooling, the train station and hospital all nearby offering day-to-day convenience and laid-back living. Features of the home include:- Three well-spaced bedrooms, all with either a built-in robe or robe recess and plenty of soft natural light - Central bathroom with bath, shower enclosure and vanity, with a separate laundry and private WC- Contemporary kitchen with ample cabinetry to both the upper and lower, in-built stainless-steel appliances, a wraparound benchtop with the option for seating and views across the gardens - Open plan living and dining area with direct access to the semi-enclosed alfresco for seamless indoor to outdoor entertaining - Formal lounge on entry with a large window overlooking the front gardens - Timber laminate flooring throughout - E-Zone reverse cycle air conditioning to the home - Vast rear garden with lawn, perfect for the family to safely play with a handy garden shed and endless opportunity - Lawned front yard with reticulation - Newly installed bore for added efficiency - Solar panel system - Single carport with roller door Built in 1990, this fantastic home offers not only complete convenience with its central location but also comforting living options with your choice between indoor and outdoor relaxation or entertaining, and either endless garden to enjoy or the opportunity to create a backyard paradise with a pool or workshop both possibilities. A wonderful option and a must view. Contact Bernie on 0433 707 633 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. Buyers Note: 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.