

# 16 Birkdale Court, Cooloongup, WA 6168

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PROPERTY

## House For Sale

Tuesday, 30 April 2024

16 Birkdale Court, Cooloongup, WA 6168

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 817 m<sup>2</sup>

Type: House



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## Offers From \$719,000

Welcome to this beautifully, fully renovated, 4-bedroom, 2-bathroom, plus study/5th bedroom home. Perfectly nestled in the middle of the prestigious Woodbridge Golf Course Estate, in a quiet family-oriented cul-de-sac with a close-knit street community. Boasting 3 separate internal living areas plus semi enclosed outdoor entertaining area, this large residence is perfect for growing family. Featuring a beautifully renovated chef's kitchen complete with expansive stone benchtops, dual ovens, double fridge recess, servery window to the patio, wine fridge and much more. Relax in style in the spacious backyard, alfresco area or sit in the soothing spa, while watching the kids play in the massive solar-heated pool, complete with luxury glass fencing, creating the ideal setting to make cherished family memories; fulfilling all your family's needs, with nothing left to do but move in! You will enjoy easy access to the picturesque Don Cuthbertson Reserve via a convenient laneway at the end of the cul-de-sac and are only a hop skip and a jump to the Hospital, Golf Course, Train Station, Supa IGA Shopping Complex, Restaurants, Cafes, and quality schools. A short drive or bus ride will take you to HMAS Stirling (Navy Base), University, TAFE, stunning foreshore, and many family-friendly beaches. Where else would you want to live? Ideally suited to a large family, astute investor, hospital staff, golfing enthusiast, or lock and leave FIFO and Navy personnel. Independent Rental Appraisal: \$720 to \$750 per week. Features include:

- Reverse cycle split system air conditioning and a fireplace for year-round comfort
- 3 separate living areas including theatre, open plan family room, and enclosed games room
- Magnificently renovated kitchen with stone benchtops, dual ovens, wine fridge, dishwasher, double fridge recess, soft close drawers and doors, island bench with breakfast bar, secure shoppers' entrance, plus more
- King-sized master suite with a fully fitted out walk-in robe, and private ensuite
- Beautifully renovated ensuite with quality fixtures and fittings
- Large minor bedrooms, complete with built-in robes and ceiling fans
- Good sized study that could be utilised as a 5th bedroom or nursery
- Beautifully renovated family bathroom, complete with separate shower and bath
- Renovated laundry, brand new lighting and floor coverings throughout
- Walk-in storage room at the front of the home, currently used as a sewing room
- Large backyard with established trees and gardens offers plenty of room for the kids and pets to play
- Luxury 6-person spa to unwind after a long day
- Massive 80,000L saltwater pool with solar heating for extended use during the cooler months
- 6.6kw solar electricity system to save on your electricity bills
- Automatic bore reticulation to keep your lawns and gardens lush, while saving on your water bills
- Security windows and doors plus a back-to-base alarm system, ideal for lock and leave - Navy deployment, FIFO shifts, travelling abroad or around Australia
- Full roof restoration including gutters and down-pipes
- Built in 1995 on a massive 817m<sup>2</sup> block with a spacious 186m<sup>2</sup> of family living

The kids will love to visit the ducks and the whole family will enjoy the picnic BBQ's at the beautiful lake and park via the walkway. Rockingham Foreshore is a favourite spot for catching a meal and enjoying the family friendly beach, free BBQ's, and great events, like Outdoor Cinema, New Years Eve, Australia Day, and Rockingham Beach Cup, to name but a few. Don't let this beautiful property slip through your fingers, it won't last long! You are always welcome to contact Shaun Hogarth if you would like further information regarding this property or to organise a personal inspection outside the home open. [www.belleproperty.com/terms-of-use](http://www.belleproperty.com/terms-of-use)