

# 17 Kallang Road, Coodanup, WA 6210



## House For Sale

Thursday, 11 April 2024

17 Kallang Road, Coodanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1012 m2**

**Type: House**



Ashleigh Watkins  
0894959999

## **UNDER OFFER BY ASHLEIGH WATKINS**

Discover the perfect blend of space, style, and functionality in this impressive 4-bedroom, 2 bathroom family residence. This 2016 built Dale Alcock Home is positioned on a massive 1012sqm block and offers modern comfort with the practicality of family lifestyle including side access and massive shed out back. The long list of features this home includes:OUT FRONT:- Private fenced courtyard including feature gated side access to rear of property.- Solar panels & security camerasINSIDE:- Four well-appointed bedrooms and two bathrooms to ensure space for everyone. - Open plan living, dining and kitchen area for everyone to enjoy- Seperate Theatre Room with built in ceiling speakers- Perfect indoor temperatures year-round with 4 reverse split system in the lounge, main bedroom and two minor bedrooms.- Fans throughout the living area and master bedroom- Jarrahdale fireplace- Contemporary kitchen with induction cooktop, perfect for preparing family meals.OUT BACK:- Side access to the property is perfect for those needing extra space for vehicles or equipment. - Side access and gate leads into the massive powered shed including storage, toilet, fireplace and an additional lean-to, great for hobbies or storage. - Plumbed in mud kitchen - Veggie garden and chook penLOCATION:- Centrally located, you'll be close to local amenities, schools, and Coodanup Foreshore Reserve just down the road, making it an ideal place for family living. IMPORTANT INFORMATION:- Council Rates: \$2200 P.A- Water Rates: \$1530 P.A- Rental Appraisal: \$580 - \$630 Per WeekDon't miss out on this opportunity to create lasting memories in a home that grows with you. Contact Ashleigh Watkins on 0414 202 727 to arrange a viewing.