

# 18 Ellement Parade, Coogee, WA 6166



## Sold House

Monday, 14 August 2023

18 Ellement Parade, Coogee, WA 6166

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 370 m2

Type: House



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**\$729,000**

If cul-de-sac beachside living is at the top of your list, then this 1961 Coogee character charmer will win you over! Thoughtfully renovated throughout on a proposed street front survey-strata block, this is a lifestyle location where you can stroll to a bevy of local parklands, excellent local schools and the pristine waters of Coogee Beach and Port Coogee Marina. Other features include:

- Stunning renovated kitchen offering polished stone benchtops, SMEG 600mm wall oven, 5x electric hot plates, feature herringbone tiled splashback, rangehood, SMEG dishwasher, double fridge recess and microwave recess, dual sink, double pantry, appliance cupboard, plenty of bench/cupboard space with extra overhead cabinetry & breakfast bar
- Open plan lounge/dining areas with feature ceilings and wood combustion fireplace
- Reverse cycle air conditioning
- King sized master bedroom with ceiling fan, triple mirrored built in robes and LED lighting
- Bedroom 2 is queen sized with ceiling fan
- Bedroom 3 is queen sized with feature cornicing, ceiling fan and walk in robe
- Updated main bathroom with floor to ceiling tiling, bath/shower, WC, floating vanity, storage cupboards and LED lighting
- Study nook
- Modern laundry with storage cupboards
- Beautifully renovated second bathroom offers floor to ceiling tiling, LED lighting, shower, floating vanity and WC
- Recycled brick paved outdoor entertaining area with shade area - the perfect place for summer BBQ's and entertaining family/friends
- Security screens
- Lock up garage with powered workshop
- Automatic secure front gates for multiple cars/caravan/boat etc
- Front gated grassed area for kids/pets

• Approx. 1.2km from the pristine waters of Coogee Beach and short stroll to Port Coogee Marina, Woodman's Point, local cafés, parklands and quality schools

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