

**2/16 Coongan Avenue, Greenmount, WA 6056**

**Sold House**

Monday, 14 August 2023



2/16 Coongan Avenue, Greenmount, WA 6056

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 491 m2**

**Type: House**



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**\$565,000**

END DATE SALE: ALL OFFERS PRESENTED BY 12PM TUESDAY 11th JULY 2023 UNLESS SOLD PRIOR. If your heart yearns for a slice of paradise nestled in the heavenly Hills, then prepare to be delighted by this impeccable cottage with a bonus studio! Although it's fairly recently built, it has a touch of character and a generous dose of charm that will truly capture your heart. You'll find yourself loving on the Hardiplank walls with iron roof, adding that timeless appeal, the carefully considered features in every room (including those gorgeous tiles in the bathroom), and the light and warmth that exudes from the bedrooms. With those 2 bathrooms, there's no need to worry about the morning rush and the big, open-plan living area is just waiting for you to create unforgettable core memories, while your resident Chef begins another culinary adventure in the well-appointed kitchen. Every inch of this cottage is beautifully decorated, showcasing a harmonious blend of style and Hills cosiness and the practical inclusions support your dream lifestyle with additions like the split system air con keeping the temperature always just right. There's literally not a single thing to do - just book the movers and get ready to live life sweet. Features Include: • 2012 built Ross Squires home • Hardiplank walls with an iron roof • 3 bedrooms all with built in robes • 2 gorgeous, modern & charming bathrooms • Large open plan living area • Well-appointed & beautiful kitchen • Split system air conditioning • Beautifully decorated throughout • Lovely front verandah • 2 car carport • Studio & workshop • Spa/pool • Lovely landscaped gardens including lawn areas & well-established oak tree and Chinese Tallow • 5kw solar panels • Garden shed • 491sqm block

Picture yourself relaxing on the verandah porch swing, basking in the gentle breeze and savouring the tranquillity. This is what life in the Hills is all about, plus you have the bonus studio - endless options for creative endeavours or a ripper little detached home office. When it's time to unwind, indulge in the huge spa and look over your lovely landscaped gardens. Continuing the Hills-friendly theme, the home boasts 5kw solar panels, helping to reduce your environmental footprint and energy costs. Additional storage is available in the garden shed, keeping your green thumbing tools organised and well housed and all this sits on a generous but easily maintained 491sqm block so you have ample space for four-legged family additions or outdoor activities for the kids. Speaking of kids, they'll love growing up in Greenmount. Just a quick trip to local shops and cafes and, when you want to venture further afield, mountain bike trails, scenic walks, and schools and sporting clubs for all the young-at-heart from your family. Midland is only minutes away in the car where you can access the cafe strip, cinema, endless shopping, and public transport to get you straight into the CBD or beyond. This slice of paradise is calling your name, offering a perfect blend of modern comforts and timeless charm. An impeccable opportunity. For more information on 2/16 Coongan Avenue Greenmount, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.