

# 2 Truscan Close, Cooloongup, WA 6168

ACTON

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PROPERTY

## Sold House

Friday, 8 September 2023

2 Truscan Close, Cooloongup, WA 6168

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 690 m2

Type: House



Roger Moorhouse  
0413606771



Melinda Moorhouse  
0468957932

**\$432,250**

Charming home close to amenities. Situated on a corner block, this property offers convenient side access on a spacious 690sqm lot. Featuring three bedrooms and one bathroom, the home comes complete with a reverse cycle split system air conditioning in the open plan living and dining space, plus mirrored robes in all bedrooms and a spacious concrete panelled workshop. The kitchen is equipped with a free-standing electric oven and overlooks the family room. Step outside to a good-sized patio perfect for enjoying good times with friends and family throughout the warmer months, and recent upgrades include replaced gutters and downpipes. This property presents an appealing investment opportunity as it's tenanted, currently generating a rental income of \$370pw until January 2024. • Functional family bathroom featuring a convenient shower over the bath • Electric hot water system ensures you always have access to hot water • Timber skirting boards add a great finish to the home • Feel secure and allow fresh air in with the added protection of security screen doors • Easy access to education options with Cooloongup Primary School & Safety Bay Senior High School close by • Short drive to Rockingham City Shopping Centre for all your retail needs Independent Rental Appraisal: \$390 to \$420 per week. You are always welcome to contact Roger Moorhouse or Melinda Moorhouse 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)