

**26 Park Drive, Cooloongup, WA 6168**

*Elders*

**House For Sale**

Thursday, 16 November 2023

26 Park Drive, Cooloongup, WA 6168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 738 m2**

**Type: House**



Adam Dineley  
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## Mid \$400,000's

Nestled behind extensive greenery and established plantings, your meandering pathway weaves through the gardens to provide a peaceful sanctuary hidden from the road, whilst on the other side of the residence, an extra wide driveway offers easy access to the enclosed carport or workshop area and entry to the home. Sitting on a substantial 738sqm block, the gardens wrap around the property offering a spacious outdoor lifestyle, while inside you have 3 good sized bedrooms, a family bathroom, living space and open plan dining and kitchen combined. Situated just a few short steps from yet more greenspace and parkland, this superb position provides a family orientated address with Cooloongup Primary School just down the road, you are moments from the fully stocked Rockingham Shopping Centre with its variety of retail and dining outlets, the train station is within easy reach, and of course the coastline and foreshore that make this area such a popular spot to call home are just that little further. Features of the home include:- Three bedrooms, one with a triple built-in robe, and an open robe recess to another - Fully equipped family bathroom- Laundry with built-in storage and direct garden access - Open kitchen with a retro tiled splashback, freestanding oven, corner cabinetry and bench space and an original stove the feature - Dining area off the kitchen with direct garden access and a cooling ceiling fan - Family living room with a wood paneled feature wall, gas fire and split system air conditioning unit for year-round comfort - Roller shutters to the patio doors, with shade to the front windows - Undercover patio area with paving that extends around the home - Generous rear garden with lush green lawn and shade trees, all fully fenced to allow the children or pets to safely play- Established front garden with bushes for both privacy and shade - Large shed, with a lean to at the side for added storage - Enclosed car port, offering plenty of parking or use as a workshop - Extra wide driveway with ample vehicle parking available Built in 1976, this charming property offers endless opportunity to its new owner, with its perfect positioning, plus sweeping gardens to both the front and back and outdoor living space already in place, leaving a home with all the potential to become the complete package. Contact Adam Dineley today on 0450 217 206 to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. \*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.