

# 3 Atwell Close, Lake Coogee, WA 6166



## House For Sale

Friday, 3 May 2024

3 Atwell Close, Lake Coogee, WA 6166

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 6

**Area:** 552 m2

**Type:** House



Clare HickeyShand  
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## Please Call for Details

This generously proportioned property blends open interiors with charm, warmth and light. Accented by high ceilings, ceramic tiling and lots of space, it's also designed to ensure you can relish low maintenance living in a stylish setting. The circa 1995 built residence has undergone a suite of upgrades, including a renovated open-plan kitchen and two new bathrooms. The recently renovated kitchen takes centre stage with an abundance of storage, gleaming stone benchtops, stainless appliances and a central island for casual family meals. Formal as well as informal living and dining, a separate theatre room with bar plus a designated study, allows for great separation and space for families of all shapes and sizes. At the front of the home is the master suite with walk in robe and a sleek and contemporary en-suite bathroom with stone benchtops, European tiling and quality fixtures. The family bathroom includes a bath and plenty of room for the kids with its long bench and double vanities. The three minor bedrooms all have built in robes and are conveniently separately away from the master bedroom. Outside, a covered alfresco allows for indoor/outdoor entertaining with built in BBQ space and sink. A real bonus is the massive garage/workshop which opens off the tandem garage. This home is perfect for tradies or car enthusiasts with enough space for extra cars, vans and trailers. There is even room for the caravan or boat at the front! At the end of the cul-de-sac down a short path is the beautiful Boodjar Mooliny park and playground. Located just minutes from Coogee Beach, Woodman's Point Boat Ramp, local shopping centres, a choice of schools and Cockburn Central, this solid brick and tile home with plenty of flair presents a wonderful opportunity to secure a substantial home in a premium coastal urban setting. Please call Exclusive Selling Agent Clare Hickey-Shand from Yard Property on 0424 593 136 for further information and your appointment to inspect. 4 bedrooms 2 bathrooms 6 cars 552sqm 552sqm green title block with 22mt frontage Quiet cul-de-sac location near Coogee border 4 large bedrooms all with big built in robes Separate study/home office with built in storage Stunning new kitchen with island bench Double oven, dishwasher, glass gas cooktop, double fridge recess with tap Two new contemporary bathrooms Open plan casual family and dining room - Formal lounge and dining Separate theatre room with in-built bar Wood fire look gas heater Ducted evaporative air conditioning Storage galore Security alarm, windows and doors Double car garage plus 4 car tandem garage Off street parking for several cars at front Parking for boat, caravan, trailer Very low maintenance yard and gardens, new exposed aggregate In catchment to Coogee Primary School Location: 220mts to Boodjar Mooliny Reserve/ playground/ 500mts to Coogee Primary school 700mts to Poole reserve playground 1.7k to St Jeromes Primary school 2.5k to Coogee Common 4.1k to Phoenix Plaza 4.1k to Port Coogee Marina 6.8k to South Beach

**DISCLAIMER:** Whilst every effort has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.