

3 St Andrews Loop, Cooloongup, WA 6168

Harcourts

House For Sale

Friday, 1 December 2023

3 St Andrews Loop, Cooloongup, WA 6168

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 680 m2

Type: House



Peter Padovan
0414985256

From \$489,000

Situated on a generous 680m² block in the very popular Woodbridge Estate, this beautifully presented and well maintained home will impress even the most discerning buyer. With its very expansive living and outdoor entertainment areas, the property also comes with a very impressive list of Bonus Features which are already in place. The home features 3 bedrooms – all with robes and 2 with reverse-cycle split-air-conditioners, a massive lounge, an expansive family and dining area, an adjoining kitchen with NEW oven and grill, bathroom and laundry. Outside there is a very spacious wrap round patio easily able to cater to the largest gatherings with ease, plenty of lawned area and extra paving for children and pets to play, a shed and much more. Given its prime location and with no extra investment required, 3 St Andrews Loop would be a perfect First Home Buyers choice and given the unusually spacious living zones and outdoor entertainment areas, it will attract those who love to entertain all year round. Alternatively, 3 St Andrews Loop would make a prudent and profitable addition to any investment portfolio. A current rental appraisal is available on request

Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

Bonus Features:

- Solar Panels
- NEW electric fan forced oven with separate grill
- Ducted evaporative air conditioning to all living areas and bedrooms
- 2 Split system reverse cycle air conditioners + 2 gas bayonets
- Freshly painted interior and external gutters
- NEW nonslip tiles to hallway, kitchen and laundry
- NEW toilet
- NEW laundry trough
- Security shutters to front windows
- Security cameras – 5 external, 2 internal + wall mounted monitor
- Instant gas hot water unit

Features of the Home:

- Enter through heavy duty security door to foyer
- Lounge – is absolutely massive with views over the front gardens. It features a TV point and a feature brick heater stand with a gas bayonet
- Family/Dining - is open plan to the kitchen. This very spacious area overlooks the rear and side gardens and opens to the patio and outdoor living and entertainment areas. It also features a TV point and gas bayonet
- Kitchen - boasts a new electric fan forced oven with separate grill, 4 burner gas hob, pantry, fridge recess and ample cabinetry and bench space
- Master Bedroom - is positioned overlooking the front gardens of the home and overlooking and opening to a secluded small pergola and parents retreat to the side. It is king sized and features a split RC air conditioner, a generous walk in robe and a semi ensuite access to the bathroom
- Bedroom 2 + 3 - both overlook the rear gardens and have robes – 1 has a split RC air conditioner
- Bathroom - features a separate shower, bath and vanity with storage
- Laundry - has a NEW trough, NEW non slip tiles, double linen cupboard. NEW WCO

Outdoor Features:

- Garage - double (in tandem) is secured by a roll a door
- Parking - driveway parking for up to 3 extra vehicles
- Patio - a large, paved wrap round structure providing ample room to host the largest of family gatherings and BBQ's
- Garden Shed - app 3m x 3m and providing storage options (shelving + cupboard) and workbench
- Gardens - ample lawned areas and extensive paving for children and pets to securely run and play, mature shrubs and small shade trees – and of course the obligatory lemon tree
- Clothes line
- Reticulation

Locations:

3 St Andrew Loop is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions

- Giggles Day Care Centre - 1 minute drive
- Kinder Park Early Learning Hillman - 5 minute drive
- New Generation Early Learning - 4 minute drive
- Hillman Primary School K-6 - 5 minute drive
- Coo loongup Primary School K-6 - 5 minute drive
- East Waikiki Primary School K-6 - 5 minute drive
- South Coast Baptist College PP-12 - 6 minute drive
- Kolbe Catholic College 7-12 - 6 minute drive
- Safety Bay Senior High School 7-12 - 7 minute drive
- Rockingham City Shopping Centre - 5 minute drive
- Neighbourhood Shopping Centre + IGA + Fast Food Restaurants + Pharmacy - 2 minute drive
- Rockingham Hospital - 3 minute drive
- Don Cuthbertson Reserve - 1 minute drive
- Train Station - 4 minute drive

With its very spacious living and outdoor entertainment areas and its very central and convenient location, it is clear that 3 St Andrews Loop will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 3 St Andrews Loop at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact 'Peter Padovan 0424 985 256' if you would like further information regarding this very impressive property.