

# 3 Wading Place, Lake Coogee, WA 6166



## Sold House

Friday, 23 February 2024

3 Wading Place, Lake Coogee, WA 6166

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 344 m2

Type: House



For Sale By Owner WA  
0488847018

## Contact agent

The Phone Code for this property is: 89883. Please quote this number when phoning or texting. This stunning 3 bedroom, 2 bathroom home offers you the perfect blend of livability and contemporary style. Built in 2018, it is presented in display home condition with great features affording a very comfortable lifestyle. The house is bright and airy with fully ducted evaporative AC. It is close to good schools, parks, great shopping and public transport. Nestled in a quiet cul-de-sac in a private estate it will appeal to families, down sizers and first home buyers. The functional kitchen boasts quality stainless steel Smeg appliances, 900mm gas cook top and 900mm electric oven, ample stone bench top including breakfast bar. Sleek cabinetry, including overhead cupboards for ample storage. All bedrooms are generously sized. The master bedroom features "his and hers" walk-in-robos and a luxurious en-suite bathroom with large shower and separate WC. The minor bedrooms are well appointed with built in mirrored robes. The 2nd bathroom is a good size with a separate WC. The family/living and dining area leads onto a well appointed alfresco area for outside dining and entertaining. There is a large home theatre, games room or 2nd living area. A dedicated home office will appeal to those who work from home or students. Other features include high 31c ceilings in the main living area, white internal plantation shutters to master, study, kitchen and main living, lock up double garage with shopper's entry, artificial grass to front and rear, skirting throughout, quality floor tiles, instantaneous gas HWS, 6.6 kilowatt rooftop solar system, and walking distance to local child care centre and bus route. • App 5 mins drive to Coogee Primary School • App 5 mins drive to St Jerome's Primary School • App 12 mins drive to Emmanuel Catholic College • App 5 mins drive to Coogee Beach • App 12 mins drive to Cockburn Central Shopping Centre and train line. • App 5 mins drive to local shopping centres EXTRA DETAILS; • Built in 2018 by Impressions • Land Size: 344m<sup>2</sup> • Total Living: Approx. 217.20m<sup>2</sup> • Council Rates 2023: Approx. \$2054.06 p/a Scheduled home opens will appear on listing, please contact if you require a private inspection. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.