

**36 Cockatoo Loop, Vasse, WA 6280**



**House For Sale**

Wednesday, 17 January 2024

36 Cockatoo Loop, Vasse, WA 6280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Geoff Beard  
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## Contact Agent

Located in the Heron Lake private estate and facing the natural bushland in the estate, this home is sure to impress with its generous size, quality features and modern presentation. The Redink designed home, built in 2020 sits on a massive 1030sqm block and includes a huge 12m x 8m x 3.1m shed complete with double doors plus concrete pad and side access for the caravan and boat. The home is built with plenty of room for a modern family with four large bedrooms, two bathrooms, an extra-large kitchen that overlooks a massive dining/living area that flows outside to the al-fresco dining area. It also is completed with a private theatre room, separate activity room, plus a large laundry. House features include:

- Extra large Alfresco, exposed aggregate set up with drainage, gas, water and TV antenna
- 31 course ceilings to living area
- Vinyl tile look flooring
- 20mm Essastone benches in kitchen, laundry and bathrooms
- Custom walk-in robe to master bedroom
- 26L Rheem instant hot water
- Natural gas
- 900mm Westinghouse gas stove and electric oven
- Double drawer Fisher and Paykel dishwasher
- Daikin Reverse AC 14kW - 7 station with smart home capability
- Norseman Legend MKII wood fire heater with electric fan
- NBN TV points, theatre, lounge room, office (main set up in garage)
- Ethernet ports in theatre, lounge room and office
- 3kW solar panel – Growatt
- Fully reticulated lawns and gardens
- 12 x 8 x 3.1m shed including double doors, fire place, mezzanine floor, 15 amp power point GPO, water run to shed but not set up, coated flooring
- 28 course garage extended 6 x 6 and should accommodate most 4WD
- Complete home filtration unit CHF 6000
- Caravan and/or boat parking
- Soak wells drainage in shed
- Gates to backyard

Area Features include:

- Located between, Busselton (12.3km approx,) Margaret River (39km approx.) and Dunsborough Town Centre (19.3km approx.)
- Approx 8.5km to Busselton Health Campus
- Approx. 1.9km to Vasse Shopping Centre
- Approx 1.7 km to Vasse Primary School
- Approx. 2.3km to Cape Naturaliste College
- Approx 4.9km to Abbey Beach

Water rates \$1732.82 pa approx. Land rates \$2487 pa approx. This property ticks so many boxes that we don't think it will last long so to avoid disappointment ensure you get to any of the viewings over this weekend or for any questions contact the LJ Hooker Exclusive Selling Executive, Geoff Beard on 0413 444 090.