

# 43 Riverina Parade, Lake Coogee, WA 6166

**NEXT MOVE**

## House For Sale

Tuesday, 30 April 2024

43 Riverina Parade, Lake Coogee, WA 6166

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 577 m2

**Type:** House



Michael Allen  
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## Offers Starting from \$995,000

As you enter 43 Riverina Parade, you will be struck by the beautifully designed 4-bedroom home located in the sought-after suburb of Lake Coogee. This spacious property offers a perfect blend of modern luxury and family-friendly living, providing an ideal haven for you and your loved ones. Step inside and be greeted by the stylish and contemporary interior that boasts three separate living areas, ensuring everyone in the family has their own space to relax and unwind. The open-plan kitchen and dining area is perfect for entertaining, with high-end appliances and ample storage space for all your culinary needs. The master bedroom is a true retreat, featuring a private ensuite and a walk-in robe, providing a peaceful sanctuary away from the hustle and bustle of daily life. Three additional well-appointed bedrooms offer plenty of space for the growing family or guests, each with built-in robes and easy access to the main bathroom. Outside, you'll find a low-maintenance backyard that is perfect for children to play in shelter, or for hosting weekend barbecues with friends and family. The double garage provides secure parking for two vehicles, with additional space for storage or a workshop. Located in the highly sought-after suburb of Lake Coogee, this property offers a convenient lifestyle with a range of amenities close by. Enjoy easy access to local schools, parks, shopping centres, and public transport options, ensuring all your needs are catered for. Don't miss out on the opportunity to make this stunning family home your own, start envisioning your future in this beautiful Lake Coogee property.

**F E A T U R E S**- Quality 2012 built home- Immaculate presentation- 3 x living zones- Plus office/ or 5th bedroom / nursery- Expansive open plan living- Spacious theatre room- Central kids activity area- High end fixtures throughout- Inviting Vogue kitchen- Stone kitchen benchtops- Double fridge recess with plumbing- Walk in pantry- Stainless steel appliances- Dishwasher- Polished hardwood floors- Plush carpets- King sized master bedroom- Three queen sized bedrooms- Ducted evaporative AC- Split system RC air conditioning- Multiple gas points- Sensational outdoor alfresco entertaining- Double remote garage (drive through access) and storage- Manicured and reticulated gardens- Solar panels 6.6kw system- Fully fenced yards- Alarm system- Generous 577m<sup>2</sup> block- Close to local shops, parks, lakes, Woodman Point, Coogee Beach

**L O C A T I O N**- 110m to a local park (at the end of the street)- 250m to Albion Park and playground- 400m to Local shops - 650m to Lake Coogee- 1.8km to St Jerome's Primary School- 2.1km to Coogee Primary School- 3.4km to Woodman Point Ammo Jetty- 3.7km to Coogee Beach- 4.8km to Port Coogee & Omeo Wreck- 6.9km to Emmanuel Catholic College- 8.3km to Gateways shopping Centre, Cockburn Arc, Cockburn Central Train Station- 10.2km to Fremantle College- 10.9km to Fremantle Cafe Strip

**O U T G O I N G S** (approx) Council \$2,286 per year Water \$1296 per year To secure your future home contact Michael Allen 0438 179 758.