

45 Kooljak Road, Broadwater, WA 6280

House For Sale

Saturday, 15 June 2024

RayWhite

45 Kooljak Road, Broadwater, WA 6280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 510 m2

Type: House



Alistair Guthridge
0427427192

Offers above \$825,000

Nestled in a popular and quiet pocket of Broadwater, 45 Kooljak Road is ready for you to move into immediately and would be equally suited to families or an older couple seeking an easy-care home. The key to this home is the expansive multiple living areas allowing you and your family to find your separate space to relax or enjoy precious family time together in the central hub around the kitchen. Key features include 4 beds, 2 baths, large open plan living incorporating kitchen, family and dining, separate front lounge room adjacent to master bedroom and the games room that links the indoor living to the outdoor alfresco. This is the perfect functional home for the growing family. All of the hard work has already been done with this home recently undergoing a substantial refurbishment. Freshened up with internal painting and timber look vinyl plank flooring through all the main living areas. Downlights have been installed throughout the home and all bedrooms, also enjoy quality new carpets delivering a modern and fresh new feel all round. Outside, your north facing alfresco is private and secluded, with established trees and gardens providing just enough protection for entertaining almost all year round. If you are looking for a sense of open space without giving up the convenience of suburban living, this elevated home could be perfect for you with vacant land opposite delivering a quieter neighbourhood feel, and reduced passing traffic. This property is currently tenanted with an expiry date of 03.08.2024 and at a weekly rent of \$700. Other notable features include:

- Split system RC/AC in family room
- Gas Storage HWS
- Roller Door access at rear of garage
- Extra wide garage with workshop nook
- Located within Vasse PS and Cape Naturaliste Collage zone
- 2 minutes drive to Amelia Park Tavern
- 4 minutes drive to Abbey Beachfront and boat ramp
- 5 Minutes Drive to Vasse Village Shopping precinct

Please contact exclusive listing agent Alistair Guthridge to arrange your private inspection. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628