

# 49 Coffey Rd, Banjup, WA 6164



## Sold House

Monday, 14 August 2023

49 Coffey Rd, Banjup, WA 6164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 22**

**Type: House**



Maureen Frankham

**\$1,150**

UNDER OFFER! My Sellers are showing their hands, as they've had their own Coogee Offer Accepted!!! .. Well presented, she's potentially as "New". A recent Banjup Block & Shed ONLY sold @ \$1,150K ... with NO Home .. you've ALL here inclusive of Solars x 2, Bore, Septic/leach drain and an as NEW HOME too!! ... ! 49 Coffey Road comes with an Immaculate 2019 Renovated family Home with North-facing rear 58sqm Entertainer under cover .. Large insulated 3pp Shed, Bore, Solar systems etc etc. Tradies .. move from nearby residential suburbs to nearly 5Acres/1.9981HA of Lifestyle in sought-after BANJUP. Comprises 3beds 1bathroom 1office or 4th bedroom, 2 living rooms. Plus, under beautiful indented roof .. a large attached patio BBQ area, ideal hobby & kids rumpus room etc etc ... Fencing all around rear gardens, safety for kids & most animals! Your piece of Margaret River, peace without the distance ... Banjup, where so much is now on your doorstep. Please call Maureen 040 222 3862 for any queries .. By Appointment. Sun penetrates this Massive 58sqm Under-cover Entertainment Area in Winter with its pitched roof with solar span lined ceiling, TV, downlights & ceiling fan! The majority of the front is cleared with a wide 86.71m frontage with a separate hardstand limestone entrance .. one to this stunning residence, the other to the rear 3pp insulated shed (incs some shelving). Separate fenced paddocks plus large well-fenced massive backyard for your Children & Animals safety too! Separate hardstand access to huge 3pp Shed/Workshop with 2.9m approx door height & fully insulated ceiling (\$3k) .. for relevant Boat, Vans etc., 27m long x 6m wide, Insulated ceiling, (the current Lifting Hoist and Dust Extractor will both be removed by Settlement ie: not staying!). There's a 500kg Beam Trolley (not certified nor rated) that we cannot take as is inbuilt & we will leave it there. Shed has 3 x "sectioned off spaces" & some built in shelving will remain .. Plus there's large double flouro lighting throughout. The as new (\$6k) Hasquarvana ride-on-lawn mower with catcher, will remain .. as will the 40" sea container with shelving all down one side (exc dust free storage!) IF this property is sold & price is right! My couple have spent a lot of money renovating right through the home .. it's immaculate, just move in!! Jarrah Flooring, stunning, sanded & resealed throughout. 4.56kW Large Solar System (\$19K) ground-mounted at the rear, plus Solarhart Panels on the roof. ACI Pink batts cool room insulation. Security screen doors to front & back of home. I love their Stone Feature wall surrounding their Masport Combustion stove wood heater (\$1.2k) Girl's & Boy's bedrooms are bright with attractive modern wooden BIRs & desks. Currently, there's an ideal Office or possibly a small 4th bedroom .. NB The wall-full of shelving is NOT staying. Modern, bright bathroom with both bath & shower - tiled to ceiling. A hall cupboard. Master bedroom with BIRs, Fan with dual controls for the dimmer light switches .. Formal L-shaped lounge & dining. Laundry is fully tiled with Essastone bench tops, large storage cupboards .. with a separate toilet (cleverly saving your rain water, as linked to bore). The small water tank on the stand is fed automatically from the bore (station 3) to the toilet system; we fill this tank (1,000ltrs). Open-plan kitchen, dining, informal lounge with custom made, built in & solid jarrah corner suite Bright Kitchen: Essastone benchtops, Bosch stainless-steel dishwasher, Electric glass hotplate & electric oven. lots of cupboards & with convenient Brekkie Bar! Downlights with dimmer switches enhance, many with dimmer switches. Plus 'up & down' entry lights to the front of the home (we should show you a Twilight!!) ... Cedar wood blinds to windows with key locks to the windows. Huge North-facing Games Room or Artist Studio, Patio .. a magical party room! Fully surrounded by fly screens etc; TV & power points .. all leading out to the rear garden. Plus a Basketball (1/4size) paved court. Two gas bayonet connections on the exterior wall of the carport (not used currently, gas bottles if used). Reverse-cycle Panasonic Inverter air-conditioner circulates this immaculate family home. Internet & mobiles work well here .. per Owners .. check if you need anything specific. Excellent Neighbours (say our Sellers) .. Double carport (potentially add a door?) and has power in carport .. ideal to clean & wash cars! Bore & reticulation (we use 3 of the 8 stations, linked up to solenoids). 120,000ltr (approx) semi-submerged Rain Water Tank supplies the home as most of Banjup is not on mains water. No sewer to most Banjup acreages, we have Septic Tank & Leach drain. 2 x Hardwired Smoke Alarms & 2 x RCD's (certificate up to date to be supplied to buyer/s). Coffey Road property owners' families are within the esteemed Aubin Grove Primary School catchment area. This property is within the Hammond Park High School catchment area ... With other schools FYI: Attwell High School, St John Bosco College, Emmanuel College and Carey Baptist College in Forrestdale & Harrisdale. This lovely Acreage property's conveniently located 3.2km from the Aubin Grove Train Station too! Major Hospitals .. Murdoch University .. 3.2 kms to Kwinana Freeway entry 6.8 kms to Bunnings Cockburn Central 7 Km to Cockburn Gateway Shopping Centre 8.4 kms to Cockburn Arc - Cockburn Aquatic & Recreation Centre (home of DOCKERS!) 16 kms to Coogee Beach 28 Kms to Perth CBD 34 Kms to Perth Domestic & International Airports.