

**5 Cosmia Grove, Jindalee, WA 6036**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$480,000**

Perfectly positioned between two separate parks at each end of the street and close enough to the coast that you can feel those sensual sea breezes filtering in through its doors and windows, this stylish and modern 3 bedroom 2 bathroom single-level home defines low-maintenance lock-up-and-leave living in an enviable "Eden Beach Estate" location. The hub of the residence is a fantastic open-plan living, dining and kitchen area, where most of your casual time will be spent before eventually spilling outdoors. Here, split-system air-conditioning, sparkling stone bench tops and a breakfast bar for quick bites meet double sinks, a storage pantry, sleek tiled splashbacks, a dishwasher recess and quality stainless-steel range-hood, gas-cooktop and oven appliances. The master-bedroom suite is the pick of the sleeping quarters with its separate "his and hers" walk-in wardrobes and private ensuite bathroom with a shower, vanity and separate toilet. The separate main bathroom services the two spare bedrooms and helps cater for everybody's personal needs with its shower and separate bathtub. Out back, a fabulous alfresco-entertaining area complements an intimate north-facing backyard with artificial turf that is great for both kids and pets to take full advantage of. Completing this delightful package is a secure remote-controlled double lock-up carport that sits adjacent and enjoys private access via the rear laneway for peace of mind. A short drive or leisurely stroll gets you to lunch and drinks at The Beach House and the surf and sand at either Eden Beach and Jindalee Beach in next-to-no time, with several schools (including the St James' Anglican School and Alkimos College), shopping centres, bus stops, the Alkimos Surf Life Saving Club, Butler Train Station and the freeway nestled only minutes away in their own right. The word "convenient" is an understatement, here. What a wonderful place to live! Other features include, but are not limited to:

- Gated front garden/courtyard entrance
- Stylish timber-look flooring
- Alfresco and rear-garden access, from the living space
- Built-in robes to the 2nd and 3rd bedrooms
- Separate laundry with a walk-in linen press and further under-bench storage
- Separate 2nd toilet
- Downlights
- Feature skirting boards
- Gas hot-water system
- Easy-care front gardens
- Low-maintenance 225sqm (approx.) block
- Metres from the sprawling Marlinspike Park - and a short stroll to the lovely Cosmia Park in the opposite direction

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