

54 Exhibition Way, Cooloongup, WA 6168

ACTON

belle
PROPERTY

House For Sale

Thursday, 15 February 2024

54 Exhibition Way, Cooloongup, WA 6168

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 711 m2

Type: House



Shaun Hogarth
0412275481

Offers From \$499,000

Large, powered workshop and potential side access. Nestled on a spacious 711sqm block, this 3-bedroom residence is searching for new owners. Featuring a prime location, commuting is a breeze with a bus stop conveniently nearby, while the train station is just a short drive away, and you're just a stone's throw from Grange Reserve. But that's not all, this property boasts drive through access to the 6m x 6m powered workshop, ideal for the handyman or hobbyist. Plus, with an additional council approved facility room, there's plenty of room for the family to spread out and enjoy their own space. Ideally suited to families, savvy first home buyers, astute investors, Navy and FIFO personnel. Don't miss out on this fantastic opportunity, schedule your viewing today! Rental Appraisal: in the vicinity of \$530 per week

- Reverse cycle split system air conditioning in the lounge and master bedroom
- Automatic front door, perfect for independent wheelchair access
- Multiple living areas including enclosed lounge room, family room and facility room
- The kitchen offers a dish-drawer dishwasher, electric stove, timber benchtops and a double fridge recess
- Renovated bathroom, specially designed for wheelchair access
- Two WC's for added convenience - Laundry and Bathroom
- Security doors and roller shutters
- Tandem carport with automatic roller door provides ample space to fit two cars parked end-to-end
- Drive through access to 6m x 6m powered workshop
- Potential wide side access with room for a granny flat (STCA)
- Room to park a large caravan or boat
- Bore reticulation and instant gas HWS to save on your utility bills
- Easy access to education options with Cooloongup Primary School & Safety Bay Senior High School close by
- 600m walk to Rockingham City Shopping Centre for all your retail needs

With so much potential, don't let this one slip through your fingers! You are always welcome to contact Shaun Hogarth if you would like further information regarding this property or to organise a personal inspection outside the home open.www.belleproperty.com/terms-of-use