

61 Grange Drive, Cooloongup, WA 6168

House For Sale

Wednesday, 20 December 2023

Harcourts

61 Grange Drive, Cooloongup, WA 6168

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 634 m2

Type: House



Peter Padovan

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From \$489,000

This lovely family home comes complete with a very impressive list of 'Bonus Features' already in place. Situated opposite a large, heavily treed reserve, on a 634m² block, 61 Grange Drive has a lot to offer. The home consists of 3 bedrooms with double or walk in robes, 2 separate living areas, a kitchen overlooking the dining and family areas and views through to the outdoor living and entertainment areas. The patio runs the entire width of the home overlooking the pool with generous paved enclosure and lawned areas. It's the perfect setting for BBQ's and pool parties with plenty of room for children and pets to run and play all day and then cool off in the pool. But it doesn't stop there. There is also side access to the 6.1m x 6.1m powered workshop with double sliding doors, concrete floor, lighting and a side access door. The perfect 'Man Cave'. With so much to offer, 61 Grange Drive offers an affordable 'First Home Buyers' option or perhaps for a family looking for a pool and workshop without breaking the bank. Alternatively, it would represent a prudent and very profitable addition to any 'Investment Portfolio'. A current rental appraisal is available on request. Note: "For a video walk through, text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

Bonus Features:

- 18 Solar Panels
- Powered Workshop
- Double Gate Access To The Rear + Workshop
- Sparkling Pool
- Security Shutters To The Front
- Bore + Auto Reticulation

Features of the Home:

- Enter through security door
- Lounge - overlooks the front gardens to the park and lawned areas with large shade trees. It includes a TV point and gas bayonet and security shutters
- Dining - is a defined and centrally located space which is open plan to the family room and kitchen. It includes a TV point
- Family - with views to the side and the patio, outdoor entertainment area and the pool. It features a RC Split AC, ceiling fan, gas bayonet and TV point
- Kitchen - overlooks the side yard and features an electric wall oven, 4 burner gas hob, pantry, microwave shelf, fridge recess, breakfast bar and ample cabinetry and bench space
- Master Bedroom - is situated at the rear of the home overlooking the pool and patio, it features a generous walk in robe
- Bedroom 2 - overlooks the front gardens, is double sized and includes double robes, a built in desk and security shutters
- Bedroom 3 - overlooks the side and includes double robes
- Bathroom - with separate bath, shower and vanity with storage
- Laundry - opens to the patio and fold down clothes line and includes an appliance cupboard. Separate WC

Outdoor Features:

- Front - Double Carport with 2 automatic shade blinds, personal access to the rear yard and security door leading directly to the kitchen
- Access - double gate access to the rear and directly to the workshop
- Garden - is mostly lawn with a small corner garden bed
- Rear - Patio - a paved colour bond structure running the entire width of the home and overlooking the pool and lawned areas
- Pool - is an hourglass shape inside a generous paved and fenced enclosure and featuring a small garden bed
- Powered Workshop - 6.1m x 6.1m colour bond structure with double slide doors, concrete floor, lighting and side access door. Man Cave
- Garden - is very low maintenance with plenty of lawned area for children and pets to play securely

Locations:

- 61 Grange Drive is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions
- My World Childcare - 1 minute drive
- Giggles Day are Centre - 3 minute drive
- New Generation Early Learning Centre @ Rockingham - 1 minute drive
- Coo롱up Primary School - K-6 - 2 minute drive
- East Waikiki Primary School - K-6 - 2 minute drive
- Hillman Primary School - K-6 - 5 minute drive
- Malibu School - K-12 - 3 minute drive
- Safety Bay Senior High School - 7-12 - 4 minute drive
- South coast Baptist College - K-12 - 4 minute drive
- Supa IGA Shopping Centre - 1 minute drive
- Rockingham City Shopping Centre - 4 minute drive
- 777 Pharmacy - 1 minute drive
- Rockingham General Hospital - 4 minute drive
- Safety Bay Malibu Beach - 5 minute drive
- Coo롱up Skate Park - 1 minute drive - 5 minute walk
- Don Cuthbertson Reserve - 3 minute drive
- Rockingham Golf Club - 3 minute drive
- Rockingham Train Station - 4 minute drive

Given its central and very convenient location and the very impressive list of 'Bonus Features', it is clear that 61 Grange Drive will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 61 Grange Drive at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own'. You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.