

# 63 Woolgar Way, Lockridge, WA 6054

JONES **and** CO. 

## Sold House

Friday, 3 November 2023

63 Woolgar Way, Lockridge, WA 6054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 745 m2**

**Type: House**



Simon Matthews  
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**\$520,000**

Welcome to 63 Woolgar Way, Lockridge, a remarkable family home that offers a multitude of livable options to enhance your quality of life. Upon arrival, you'll notice a landscaped front garden that not only adds to the property's curb appeal but also offers a pleasing aesthetic. The front garden is reticulated with an additional 1500L Rainwater tank for hand watering and is thoughtfully enclosed by a new fence, providing security and privacy. Additionally, a 3 CCTV hard drive system is in place to enhance security and provide peace of mind. This residence comprises three good sized bedrooms, designed to offer ample space for a growing family. With one well-appointed bathroom, your morning routines will be seamless. The modern kitchen is equipped with contemporary appliances, including an induction cooktop, and offers an abundance of storage space. An energy-efficient 2KW solar system is in place, providing both cost savings and environmental benefits. Step outside to a conveniently located side patio, perfect for relaxation and outdoor gatherings. The side patio is a fully enclosed Cat Haven for the Owners cat to have an outdoor play area. The property also features a generously sized backyard, offering ample space for various outdoor activities/ Garden beds and is also able to be watered by the 2500L rainwater tank in the backyard. Throughout the home, you'll find newly installed blinds that offer both style and practical light control. With Zoning of R20/35 this property also holds exceptional value for those looking for Subdivision potential. The double garage is ideally located to the side and is therefore perfectly able to provide the access needed to the rear of this property. For further information on this property please feel free to call Simon Matthews 0480 039 294. Disclaimer: All information provided is deemed accurate but not guaranteed. Interested parties should conduct their own due diligence.