

7 Albermarle Close, Coodanup, WA 6210

— Mandurah

Sold House

Monday, 14 August 2023

7 Albermarle Close, Coodanup, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 704 m²

Type: House

\$390,000

Chris Parsons from Harcourts warmly welcomes 7 Albermarle Close, Coodanup to the market. This three bedroom home sits at the end of a cul-de-sac in Coodanup, close to the intersection of Pinjarra Road and Mandurah Road, and is just approximately a 700 metre walk from Mandurah Forum. Set on a generously sized 704 square metre block (approx.), the front yard is gated with plenty of room to park vehicles inside the fencing, with a carport measuring over 10 metres in length, as well as a shed with two roller doors. Inside, the front door opens into a very spacious entry which could be used as a living area or study, and leads through to the main open plan kitchen, dining and living area. Easy-care contemporary vinyl flooring and light coloured walls feature throughout these rooms. The kitchen is large, with a freestanding stove including an oven and gas cooktop, there is a good amount of bench space and storage, and a dishwasher to make life that bit easier! A sliding door opens beside the living area to give access to another living area being the sunroom, with a separate sliding door opening out to a patio. The master bedroom is king-sized and faces the street, with a generous walk-in robe and an ensuite bathroom which includes a shower over the bath, vanity unit and toilet. There are two more bedrooms for family/guests, and a second bathroom with shower and vanity unit. The second toilet is separate. There are two air conditioners, one in the main living area and one in the sunroom, as well as a fireplace to help keep the room cosy on the colder days. Security screens have been added to some windows. Coodanup sits on the eastern side of Mandurah, and is an estuary-front suburb with a delightful foreshore reserve, and a mix of older and newer housing on blocks of varying sizes. Coodanup College is the local high school and caters for years 7 to 12. We look forward to meeting you onsite to show you through 7 Albermarle Close, possibly as your home year round or as an investment property. Please call 0459 752 640 today to arrange your viewing! Featuring: Cul-de-sac position Gated front yard Spacious entry/second living area Open plan kitchen, dining and living area Large kitchen with freestanding stove including oven and gas cooktop Good amount of bench space and storage Dishwasher Sliding door opens from the living area to sunroom Second sliding door opening out to the patio King-sized master bedroom facing the street with walk-in robe Ensuite bathroom including a shower over the bath, vanity unit and toilet Two family/guest bedrooms Second bathroom with shower and vanity unit Separate second toilet Evaporative Air conditioning Fireplace Laminate flooring Security window screens Long patio/carport over 10 m in length (approx.) Shed 6 metres x 7 metres (approx.) Gated and fenced front yard Close to Mandurah Forum 704 square metre block (approx.) This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.