

7 Oregon Place, Cooloongup, WA 6168

Harcourts

Sold House

Monday, 11 March 2024

7 Oregon Place, Cooloongup, WA 6168

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 775 m2

Type: House



Peter Padovan

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\$730,000

I am excited to introduce this very impressive property to the market. 7 Oregon Place is set on a generous 775m² block at the end of a cul de sac in the prestigious Woodbridge Estate. The property comes with an equally impressive list of Bonus Extras already in place as listed below. However, the most impressive bonus may well be that at the end of the cul de sac there is a heavily treed reserve which is home to a large population of Kangaroos. Entire families of these beautiful semi tame animals regularly visit the neighbourhood to feed on - and fertilise the lawns of homes in the area - including 7 Oregon Place. It is a wonderous sight that you will never tire of and that children will absolutely love. The home consists of 4 bedrooms, all with robes, 2 bathrooms, spacious living areas including a lounge and dining area, and a family and games area, a stunning all NEW and expansive Country Kitchen, and a laundry. An oversized double garage with shoppers' entrance to the kitchen. The very private back yard boasts a massive wrap round patio overlooking the stunning pool and spa enclosure. This lovely area is easily able to accommodate the largest friends and family gatherings or more intimate outdoor dinner parties etc. There is an app 6m x 6m powered workshop, garden shed and plenty of paved and lawned areas for children and pets to securely play for hours. With no extra investment required, 7 Oregon Place would make an ideal First Home Buyers home but also would be an ideal property for any family just looking for more space and with all the extras you could ever need. Alternatively, 7 Oregon Place would represent a prudent and profitable addition for any investment portfolio. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

Bonus Features:

- 18 Solar Panels
- NEW Kitchen including All New Appliances
- 2 Year Old Beautiful Free Standing 'Subiaco Restoration' Free Standing Natural Gas Fire With Glowing Logs, Platinum Infused Glowing Embers + Remote Control - Fully Adjustable Temperature Settings
- 2 New RC Split Air Conditioner
- 2 Year Old Spa Within Pool Enclosure
- Powered Workshop
- Bore + Reticulated

Features of the Home:

- Enter from front portico via stunning etched glass and timber door to foyer
- Lounge/Dining - Featuring stunning jarrah flooring, an RC Split air conditioner and TV point. This very spacious light and bright area overlooks the front gardens and includes a relaxing lounging area and adjoining formal dining area with the Subiaco Restoration Gas Heater.
- Family/Games Room - These expansive living areas are defined but adjoining and open plan to the kitchen. The centrally positioned family area includes a TV point while the games area features a built in bar and RC split air conditioner. Overlooking the wrap around patios on two sides, this spacious area provides an easy indoor / outdoor flow to the outdoor living and entertainment areas, pool and spa.
- Kitchen - is all NEW and includes enough space to easily accommodate a dining suite - making it a quintessential Country Kitchen. Featuring NEW appliances including an electric fan forced wall oven with an Air Fryer function, built in microwave, 2 yr old 5 burner gas hob and a 2 yr old dishwasher which is built into the cabinetry, full size double fridge recess, double door pantry and shoppers' entrance from the garage. Continuing the 'Country Kitchen' theme, the new cabinetry, Farmhouse double sink and timber benchtops perfectly finish the picture. With views over the patio, pool and spa enclosure, it would be a pleasure to work in such a spacious and beautiful kitchen.
- Master Bedroom - is positioned at the front of the home overlooking the front gardens and features a RC Split air conditioner and a sizeable walk in robe with door.
- Ensuite - includes a vanity with plenty of storage, shower and separate WC.
- Bedrooms 2, 3 + 4 - are all positioned in the family wing of the home, are queen sized and all include robes.
- Bathroom - includes NEW shower frame, separate bath and vanity with storage.
- Laundry - is positioned in the family wing of the home and includes an appliance cupboard and separate WC.
- Double Linen Cupboard - is located in the hallway.

Outdoor Features:

- Garage - is an oversized double and includes a shoppers entrance to the kitchen.
- Parking - there is extra driveway parking for up to 5 vehicles - always handy when living at the end of a cul de sac.
- Front Gardens - includes lawned area with border gardens and hardy waterwise plants.
- Rear Gardens - lawned and paved areas with border gardens featuring large, hardy and waterwise lush tropical plants. There are also multiple fruit bearing passionfruit vines.
- Patios' - a high gable colour bond structure app 10m x 4m with ceiling fan and an adjoining flat roofed colour bond structure app 12m x 4m. Both patios include festoon lighting with one overlooking the pool enclosure and spa and the other is edged by border gardens with hardy tropical foliage. There is also a water feature which comes complete with its own resident small frog family.
- Pool - is encased within a large limestone paved enclosure with border gardens, lush waterwise plants and feature spotlights as a backdrop - creating a wonderful tropical feel. Small colour bond pool pump shed.
- Spa - is only 2 Years old and is positioned on a raised decked platform with in floor lighting in a secluded corner of the pool enclosure. Covered by a small timber patio and with a feature bamboo and pot plant backdrop - it is the perfect environment to just unwind and relax - all year round.
- Powered Workshop - app 6m x 6m colour bond structure with cement floor, fluro

lighting and a roll a door opening to lawned area. -Garden Shed - app 3m x 2m colour bond

Locations: 7 Oregon Place is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions -Giggles Day Care Centre - 3-minute drive -Kinder Park Early Learning Centre - 5-minute drive -Hillman Primary School K-6 - 5-minute drive -Coo loongup Primary School K-6 - 7-minute drive -East Waikiki Primary School K-6 - 6-minute drive -Kolbe Catholic College 7-12 - 8-minute drive -South Metro Tafe - 9-minute drive -Rockingham Hospital + Associate Services - 3-minute drive -Rockingham Beach - 9-minute drive -Train Station - 6-minute drive -Dentist & Doctors - 3-minute drive -Rockingham Golf Club - 3-minute drive -Rockingham Shopping Centre - 7-minute drive -Waikiki Shopping Centre - 9-minute drive -All Fresh Market + Supa IGA - 4-minute drive -Grange 777 Pharmacy - 4-minute drive -Fast Food Outlets - 3-minute drive -Don Cuthbertson Reserve - 4-minute drive

There is a lot to love in this beautiful home and it is clear that 7 Oregon Place will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 7 Oregon Place 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.