

**8 Kooyong Avenue, Warrenup, WA 6330**



**Sold House**

Tuesday, 16 January 2024

8 Kooyong Avenue, Warrenup, WA 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 4255 m2**

**Type: House**



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**\$880,000**

This exceptional estate of a generous brick home on a corner block of 4255sqm with two sheds and parking for big vehicles promises a desirable lifestyle for discerning buyers valuing space and fresh air. There's something to please every family member, the versatile layout of the home offering numerous options for relaxation and recreation, and extensive lawns for footy and cricket. The star of the show is the attractive 2006-built home, with the accent firmly on comfort and modern appointments to answer the demands of today's buyers. A sunny, open living space incorporating the family room and dining area has both air conditioning and a wood fire. Glazed doors open onto another big, impressive room. This could be used either as a games room, kids' den, playroom or lounge – or a combination of these to suit the occupants. For outdoor living, there's a sheltered rear patio and numerous sunny spots in the garden. A quality modernisation project six years ago transformed the kitchen. Fitted with white cabinetry, it's a delightful workspace with a five-burner gas cook-top, wall oven, dishwasher and breakfast bar. At the front of the home is the king-sized master suite with a shower room and built-in robes. Two of the other bedrooms are doubles with robes and two are king sized – both of which lend themselves to other uses such as a theatre or hobby room. The main bathroom, laundry and toilet are nearby. Attractive vinyl plank flooring flows throughout the main living areas, the bedrooms are carpeted and all tiling, décor and window treatments add a tasteful finish to the home. Outside, the desirables continue. In addition to two carports adjoining the house, there's a 6m x 9m gable-roofed, powered, two-bay shed-workshop with a 2.4m door. Power is also connected to the main shed, a three-bay building of 12m x 9m with high-clearance doors for the caravan and boat. The block itself has two-road access. It is sheltered by mature trees at the perimeter and is mostly in grass with a variety of mixed stonefruit and citrus trees. A 300ltr rainwater tank provides ample water for drinking and irrigation. This well-maintained, beautifully presented estate promises an enviable lifestyle just eight minutes from town and within easy reach of a major supermarket and schools. What you need to know: - Versatile, spacious brick and tile home - 4255sqm corner block, two-road access - Air-conditioned open living space with wood fire - Big games room - Sheltered patio - Modern white kitchen with dishwasher, gas cook-top, wall oven - King-sized master bedroom with en suite shower room, built-in robe - Two double bedrooms with robes - Two king-sized bedrooms – could be theatre and hobby room - Main bathroom, laundry and toilet - Two carports - Three-bay powered shed of 12m x 9m, high doors for caravan and boat - Two-bay shed-workshop of 6m x 9m - Grassy block, assorted fruit trees, natives at boundary - Council rates \$2804.84 - Water rates \$275.72