

**8 Oregon Place, Cooloongup, WA 6168**

**House For Sale**

Wednesday, 7 February 2024

**Harcourts**

8 Oregon Place, Cooloongup, WA 6168

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 868 m2**

**Type: House**



Peter Padovan

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**From \$649,000**

I am delighted to introduce this very impressive "Entertainers Delight" to the market. 8 Oregon Place is located at the end of a short Cul de sac, on a generous 868m<sup>2</sup> block, in the ever-popular Woodbridge Estate. The property consists of a beautifully presented and perfectly maintained 4-bedroom, 2-bathroom home with 2 living areas, a well-equipped kitchen and an extensive and very impressive outdoor living and entertainment area, a pool and large paved pool enclosure with its own shade pergola, 2 powered workshops, secure parking for 4 vehicles, plus driveway parking for a caravan or boat + 3-4 extra vehicles. Clearly 8 Oregon Place has a lot going for it – but there is more. This lovely home comes with an impressive list of Bonus Extras (listed below) – but wait there is still more. The large natural reserve at the end of the Cul de sac is home to much native wildlife including many kangaroos. It is not uncommon to see entire families of visiting kangaroos feasting on (and fertilising) the lawns of neighbouring homes during the mornings and evenings. It is a beautiful sight. 8 Oregon Place is a perfect choice for anyone who enjoys hosting large family gatherings and entertaining friends in style or just relaxing in the pool or lounging around the patio. This home is a perfect low maintenance choice for the handyman who loves to tinker or anyone who simply enjoys a sense of space and the outdoors. Alternatively, it would also be a prudent and profitable addition to any investment portfolio Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: • Solar Panels – 4.86kW. • 3 RC Split Air Conditioners • Security Doors to All Exit Doors • Dishwasher – 1 year old • 2 Powered Workshops • Patio Is Enclosed by Retractable Blinds with A 99% Weather, Wind + Rain Rating • Exterior Of Home Painted 3 Years Ago • Automatic Bore + Retic • Very quiet Cul de sac • Flooring – Wooden Laminate Flooring to Bedrooms 1, 3 + 4, Living + Dining Room. Carpet to Bedroom 2 – The Remainder of The Home Is Tiled with skirting throughout. • Plenty of power points located throughout the home. Features of the Home: • Enter via a private semi enclosed lockable portico through to a security door to the entrance foyer. • Lounge/Dining - includes a secure window roller shutter and is positioned at the front of the home overlooking the portico and opening directly to the kitchen and family areas. • Family/Meals - is open plan to the kitchen and overlooks and opens to the patio to the side and offers views through the patio to the pool to the rear via a security door with no visual impairment. It features a TV point and a large RC split AC, ceiling fan and multiple power points positioned throughout the rooms. • Kitchen - is positioned in the very heart of the home and features stainless appliances – fan forced electric oven, 4 burner gas hob, extractor, and dishwasher. There is also a very handy breakfast hutch, microwave recess, fridge recess and ample overhead and under bench timber cabinetry. • Master Bedroom - is also located at the front of the home and features a double doored walk-in robe, TV point, RC Split AC, ceiling fan and secure window roller shutter. • Ensuite - has been updated and features a glass shower enclosure, a vanity with extra mirror storage, 2 large pull out draws, plus a shower with raindrop rose, heat lamps and WC, towel shelves and hooks. • Bedroom 2 - has been converted to an office/study and professionally fitted with quality office furniture, all of which is included in the price. There is also a double robe for extra storage space and a ceiling fan plus an automatic secure window roller shutter. • Bedroom 3 - includes a double robe, TV point, ceiling fan plus secure window roller shutter. • Bedroom 4 - features an RC Split AC, double robe, ceiling fan, TV point plus secure window roller shutter. • Bathroom - includes a spa and shower with a raindrop rose shower head, a vanity with storage and heat lamps. Towel shelves and hooks • Laundry - has been updated and includes a double linen cupboard and plenty of under bench and overhead cabinetry. There is also a separate renovated powder room with easy access to the outdoor living spaces. • LED downlights are plentiful throughout entire home. Some rooms are dimmable. Outdoor Features: • Secure garage parking for 4 vehicles – double garage with manual sectional door and rear roll a door with drive through access to double carport and workshop 1 beyond. • Parking – Front yard parking for a caravan or boat + driveway parking for 3-4 vehicles – always very handy at the end of a Cul de sac • Patio - is massive and wraps around the rear of the home. This expansive partially gabled structure is a covered and protected outdoor living and entertainment dream. Overlooking the pool and gardens, it brings a resort like feel to the entire area. The perfect entertainment venue for large family gatherings, BBQ's and pool parties. It features timber decking and is enclosed by 99% weather, wind and rain rated retractable blinds transforming it into a very usable and desirable year-round living and entertaining space. It also has a TV point for watching the footy or cricket on the weekends. There is ample LED lighting throughout the patio and even blue LED floor lighting for nighttime ambience. But it gets even better – one end of the patio has been professionally plumbed with gas and hot and cold water as well as drainage in anticipation of installing an outdoor kitchen – the timber fridge recess is already in place – so all it needs now is a BBQ kitchen and perhaps even a pizza oven to be installed. • Pool – is securely

fenced, and as the bore yields high quality water, the large pool is bore fed (saving on water bills). The large, paved pool enclosure includes a permanent shade pergola which can house a 10-seater table - perfect for poolside dining on a grand scale and allowing ample room around the pool area for more seating and sunbathing. •☑Powered Workshop 1 - appx 6.5m x 3m featuring Fluro lighting and concrete floor and ample power points. •☑Powered Workshop 2 - is positioned behind the first workshop and is app 3m x 2m with ample power points. •☑Garden Shed - appx 2m x 2m. •☑Gardens - are extremely low maintenance and watered by the auto bore and reticulation. Locations: 8 Oregon Place is centrally and very conveniently located within only minutes of the most frequented local services, amenities, and attractions. •☑Rockingham Hospital + Associate Services - 3-minute drive •☑Rockingham Beach - 9-minute drive •☑Train Station - 6-minute drive •☑Dentist & Drs - 3-minute drive •☑Rockingham Golf Club - 3-minute drive •☑Rockingham Shopping Centre - 7-minute drive •☑Waikiki Shopping Centre - 9-minute drive •☑Rockingham Beach & Foreshore - 10-minute drive •☑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 •☑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 going on in this home, but without making it feel cramped or all crammed into a small space. Clearly, 8 Oregon Place will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 8 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' on 0414 985 256 if you would like further information regarding this very impressive property.