

# 8 Vaucluse Way, Coodanup, WA 6210



## Sold House

Sunday, 13 August 2023

8 Vaucluse Way, Coodanup, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 484 m<sup>2</sup>

Type: House



Lee Tamblin  
0466250944

**\$480,000**

**\*\*\*SORRY HOME OPEN CANCELLED - NOW UNDER OFFER\*\*\***With stunning views everywhere you look, you will just love the drive home. Experience easy care living in this stunning 4 bedroom, 2 bathroom home with a spacious kitchen, dining, and family room. The large island bench, adorned with stone benchtops, create a sociable centrepiece. Timber look vinyl planking throughout gives an open, relaxed feel, while carpets add a cosy touch to the bedrooms. Generous built-in robes, double linen, and laundry cupboards offer ample storage. Sliding doors open to the alfresco and garden, expanding the space even more. The backyard, a blank canvas, holds huge potential for gardening enthusiasts. Conveniently located near the estuary with abundant bike and walking paths, this home promises an active lifestyle. For investors, this property is an unbeatable opportunity with high rental returns and a prime location between the Murray River and Estuary. Don't miss out on securing your perfect home for the future – whether you're downsizing, retiring, or seeking the ideal holiday retreat, this is a place you'll want to call home. Features of this home: \* Good size master bedroom with double walk in robes & split r/c air conditioning\* Open plan kitchen, dining and living area\* Wonderful kitchen with plenty of storage, soft close drawers & large island bench\* 31 course ceilings throughout- Quality kitchen and appliances with soft close drawers and cupboards\* Oversized garage with extra height roller door\* Large rear garden with alfresco and room for a pool or workshop\* Fully reticulated gardens off mains\* Gas storage hot water system\* Fantastic investment opportunity with an expected rent of \$520 p/week \* Annual Council rates \$1,880\* Annual Water Rates \$1,376\* 151sqm of living\* Block size 484sqm This home has been priced to sell! Call Lee Tamblin today to view on 0466 250 944 Property Code: 18