

**9 Dryden Street, Lake Coogee, WA 6166**



**Sold House**

Friday, 3 November 2023

9 Dryden Street, Lake Coogee, WA 6166

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Charlie Alvaro  
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**\$820,000**

**QUALITY IN ABUNDANCE-CLICK ON VIDEO ICON FOR 3D VIRTUAL WALKTHROUGH**Introducing a stunning family home, nestled in the heart of Lake Coogee, WA. Located at 9 Dryden St, this spacious 3-bedroom, 2-bathroom abode is set on a generous 714 square metre plot, perfect for families looking for room to grow.As you step through the entrance foyer, you are welcomed by an array of beautifully presented living areas. The formal lounge and dining room provides an elegant setting for hosting dinner parties, while the sunken family room offers a cosy retreat for nights in with the family. The renovated kitchen boasts a sleek granite benchtop and an abundance of cupboard space, perfect for storing all your culinary essentials. Equipped with a double sink, gas cooktop and oven, and a pantry, this kitchen is sure to inspire your inner chef. The home's immaculate presentation is complemented by quality fixtures and fittings, evaporative ducted air conditioning, and a security alarm system for added peace of mind. The master bedroom features a spacious ensuite and a huge walk-in robe with mirror doors, while the two minor bedrooms offer double robes and plenty of space for the kids.Outside, the manicured gardens and bristile tiles create an inviting atmosphere for alfresco entertaining under the pergola and patios. With a double garage, workshop, and ample parking, there's room for the whole family's needs. The generous land size offers space for a trampoline, pool, or simply for the kids to run and play. Located within walking distance to shops, schools, and transport, 9 Dryden St offers convenience and family living in an enviable location. Don't miss your chance to call this beautiful property home - arrange a viewing today!**FEATURES:**• Manicured gardens• Entrance Foyer• Formal lounge and Dining• Sunken Family Room• Renovated kitchen with granite bench top and plenty of cupboard space• Gas cooktop• Quality fixtures and fittings• Evaporative Ducted air-conditioning• Security alarm system• Large laundry • 2 minor bedrooms are double size, Plus double robes• 2nd bathroom has bath tub, shower and vanity• Master bedroom has large walk in robe with mirrored doors• Spacious ensuite• French doors in passage• Skirting boards throughout• Double garage with 2 remote control doors• Workshop space• Lovely outdoor entertaining area with pergola and patios galore• Kid friendly yard with room for a trampoline or pool• Quality bristile tiles and lovely gardens• Instant gas hot water systemLocated in a prime pocket of Lake Coogee - Approx. 100m from the Hagan Parklands & just minutes to the pristine waters of Coogee Beach and Port Coogee Marina, Woodmans Point, shopping centres and St Jerome's Primary School.Approx. 8-9 minutes from Cockburn Gateway Shopping Precinct and Cockburn Train Station for easy access to Perth CBDProudly Presented by Charlie Alvaro of Next Vision Real Estate.If you would like any further information on this property, the Local area or any Real Estate Matter please call Charlie on 0411 465 381 or email to [charlie@nextvisionrealestate.com.au](mailto:charlie@nextvisionrealestate.com.au).