

**13 Cambridge Crescent, Cooloongup, WA, 6168**



**House For Sale**

Sunday, 18 August 2024

13 Cambridge Crescent, Cooloongup, WA, 6168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Charming Renovated Home with Investment Potential

Welcome to 13 Cambridge Crescent, a beautifully renovated gem nestled in the desirable suburb of Cooloongup. This inviting 3-bedroom, 1-bathroom home seamlessly blends modern upgrades with practical living spaces, offering an exceptional opportunity for both homeowners and savvy investors.

### Interior Highlights:

- **Stylishly Renovated:** Step inside to find a home that has been thoughtfully updated with contemporary finishes. The open-plan living areas are designed for comfort and convenience, ensuring a welcoming atmosphere.
- **Gourmet Kitchen:** The heart of the home, the kitchen features elegant stone benchtops, sleek cabinetry, and modern appliances. It's perfect for culinary enthusiasts or those who simply appreciate a functional and stylish cooking space.
- **Spacious Games Room:** This flexible area can adapt to your needs—whether as a playroom for the kids, a home office, or an entertaining space for friends and family.

### Exterior Features:

- **Expansive Backyard:** The large backyard offers ample space for outdoor activities, gardening, or creating your own outdoor oasis. It's an ideal setting for summer barbecues or peaceful relaxation.
- **Garage and Side Access:** The property includes a garage for secure parking and additional side access that provides convenient entry to the backyard—perfect for storing boats, trailers, or extra vehicles.

### Location and Lifestyle:

- **Prime Location:** Located in a vibrant and sought-after area, this home is just a short distance from public transport, shopping centers, and schools, ensuring all your daily needs are within easy reach.
- **Investment Potential:** The property is currently tenanted on a periodic lease, presenting a ready-made investment opportunity with immediate rental income potential.

Whether you're looking for a family home with modern amenities or a promising investment property, 13 Cambridge Crescent offers both. Experience the best of Cooloongup living in this thoughtfully renovated home.

For more information or to arrange a viewing, please contact us today!