

**27 Sandeland Ave, Coodanup, WA 6210**

**House For Sale**

Monday, 1 July 2024



27 Sandeland Ave, Coodanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 871 m2**

**Type: House**



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## Buyers over \$629,000

Impressive Family Home with Spacious Workshop and Modern Amenities Situated on a generous 871 sqm block, this well-presented home is perfect for the entire family. Built in 2004, the property features ample space and a range of modern amenities that are sure to impress. Key Features: - Master Bedroom: Bay window, walk-in robe, and ensuite. - Formal Lounge: Carpeted and equipped with split system air conditioning. - Open Plan Living: Family, dining, and games rooms with split system air conditioning. - Functional Kitchen: Shoppers entry, canopy rangehood, and glass top range hood with LED lighting. - Outdoor Entertaining: A huge 10x3m gabled patio, council-approved and ideal for hosting guests. - Rear Yard: Large grassy area, perfect for a future pool installation. Additional Highlights: - Large Powered Shed: Custom-built 9x8m (72 sqm) workshop with a large roller door, 100mm thick concrete pad, LED lighting, and double PowerPoints. Fully lockable with room for a boat or caravan. - Solar Panels: 6kw system with 22 panels, ensuring energy efficiency. - Hot Water System: Near new Rinnai B26 gas hot water system. - Double Garage: Automatic doors with two remotes and one wall-mounted remote. - Side Access: Large color bond side access with 3.2m double opening and lockable gates. - Security: Security screens and block out curtains/roller blinds in every room. - Carpets and Showers: Plush, extra durable carpets throughout and upgraded shower heads. - Air Conditioning: Two large split system air-conditioning units. - NBN Ready: High-speed internet installed and ready to use. - Fridge: Plumbed water supply to the included premium LG French Door Fridge in like-new condition. - Feature Wall: Large display mirror included. Location Benefits: - Convenient Access: Double gate side access and a large frontage. - Potential for Customisation: The rear yard offers a blank canvas for future projects, such as a pool. Viewing Information: Please note that all viewings are conducted via home opens only. Contact: For more information, please contact our exclusive listing agents, Clarissa Alsop and Cass Levitzke. How to Register Your Interest: 1. Visit our website. 2. Locate the property listing you're interested in. 3. Click on the "Interested to Buy" button. 4. Follow the online platform's guidance to handle your enquiries and submit offers smoothly. Need Assistance? If you need further help, please feel free to contact our team. This beautifully maintained property offers everything a family could need and more. Don't miss out on this fantastic opportunity to secure your dream home! Property Code: 367