

32 Woodbridge Drive, Cooloongup, WA 6168

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PROPERTY

House For Sale

Monday, 1 July 2024

32 Woodbridge Drive, Cooloongup, WA 6168

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 680 m²

Type: House



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Offers From \$619,000

Discover the perfect family home in the prestigious Woodbridge Golf Course Estate, featuring separate living areas including a sunken lounge, dining, meals, sunken family room, and an enclosed patio. Enjoy year-round comfort with ducted air conditioning and the modern ambiance created by LED downlights. The renovated kitchen is a chef's dream, offering ample bench and cupboard space for all your culinary needs. Outside, beautifully maintained gardens, serviced by bore reticulation, enhance the home's charm and provide a serene retreat. The expansive patio area is perfect for outdoor entertaining, complemented by an enclosed patio, and a garden shed for all your storage needs. Ideally located in the Woodbridge Golf Course Estate, you will enjoy easy access to the picturesque Don Cuthbertson Reserve and are only a hop skip and a jump to the Hospital, Golf Course, Train Station, Supa IGA Shopping Complex, Restaurants, Cafes, and quality schools. A short drive or bus ride will take you to HMAS Stirling (Navy Base), University, TAFE, stunning foreshore, and our many family-friendly beaches. Where else would you want to live? Ideally suited to a large family, astute investor, hospital staff, golfing enthusiast, and lock and leave FIFO and Navy personnel. Independent Rental Appraisal: \$620 to \$650 per week. Features Include:

- Ducted air conditioning throughout
- Modern LED down lights and timber skirting boards
- Multiple living areas including a sunken lounge, formal dining, meals, family room, and an enclosed patio
- Renovated kitchen with double fridge recess, stainless steel appliances, soft-close drawers, and dishwasher
- King-size master bedroom with a ceiling fan, 4-door built-in robes, and private ensuite
- Renovated ensuite with lux floor-to-ceiling tiling
- Spacious minor bedrooms offer either a robe recess or built-in robe
- Family bathroom offers separate shower and bath
- Enhanced security features include security windows and doors at the front, along with roller shutters
- Spacious gabled patio and a flat patio extension creating a large outdoor entertaining space
- Good sized workshop plus a garden shed for ample storage and workspace
- Double garage with roller door access to the backyard
- Plenty of room for a caravan or boat on the hardstand
- Save on your utility bills with the bore reticulation and instant gas hot water system, ideal for lock and leave
- Built in 1989 on a large 680sqm block of prime land with a very spacious 170sqm of internal living

Quality tenant is in a fixed-term lease until the 8th of August 2024 and would love to stay on if that is an option. Don't let this great value home slip through your fingers, call now so you don't miss out! You are always welcome to contact Shaun Hogarth if you would like further information regarding this property or to organise a personal inspection outside the home open. www.belleproperty.com/terms-of-use