

# 8 Tangaroa Close, Cooloongup, WA 6168

**JW**

## House For Sale

Wednesday, 26 June 2024

8 Tangaroa Close, Cooloongup, WA 6168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 683 m2**

**Type: House**



**DENELLE BERNHARDT**

0895680876

**From \$499,000**

What: A 3 bedroom, 1 bathroom home, with large gardens and side access to a powered workshop  
When: Layout and location provide the perfect combination  
Where: Close to the local shopping precinct, train station and transport links, ensuring absolute convenience for all  
This neat and tidy 3 bedroom, 1 bathroom home sits carefully positioned on a 683sqm block in a quiet cul-de-sac, providing a peaceful setting in which to enjoy your surrounds, with extensive gardens to both the front and back, spacious living options and sought after side access to a large, powered workshop. Positioned within walking distance of the Rockingham Train Station, the convenient location offers easy access to a range of retail and dining options, along with a choice of parkland, both primary and secondary schooling, and of course the coastline and beaches that sit just a little further away, offering an endless array of recreation and entertainment within both Rockingham itself and the much loved Foreshore. Tucked back from the street behind lawned gardens, the extended driveway descends beyond gated side entry to offer additional parking and access to that powered workshop, with open paving running the front of the property before stepping inside to a carpeted foyer. To the right, sliding doors open to your spacious living area, with continuous carpet throughout, a cooling ceiling fan and a reverse cycle air conditioning unit for year round wellbeing, before another set of sliding doors lead you to your kitchen and dining room. Back across the entry foyer, a hallway to the left leads to your sleeping quarters, with all three bedrooms designed for comfort, with carpet to the floor, built-in robes and ceiling fans to two, while a bathroom sits centrally between the bedrooms, with a shower enclosure, bath and vanity, plus private WC and a laundry with ample cabinetry, with a separate double door linen closet to the hall. The kitchen overflows with storage, offering cabinetry to both the upper and lower, with plenty of bench space, a freestanding oven, dedicated fridge recess and a small breakfast bar to grab an easy bite to eat, with the dining room sharing the space, with tiled flooring, and sliding doors to both the lounge and games area. The games room sits within an enclosed patio, making it an ideal space for indoor to outdoor living, flooded with natural light and overlooking the gardens beyond, with access to a second patio area, this time flowing directly to the gardens, perfect for alfresco living. The gardens are lawned with plenty of greenery, and fully fenced for peace of mind, with the powered workshop set to the side. Offering dual roller doors, this multi-purpose space could serve as a secure garage for the vehicles, or as a work or storage area, with direct access from the gated side entry, and room for additional parking to the front. And the reason why this property is your perfect fit? Because this delightful home offers a range of living options for the family or investor, whilst being perfectly positioned for easy access to all of life's daily essentials. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.