



11 Waterton Way, Cooloongup



Entertainer home with pool and a heap of extras on a large block

PACKED WITH EXTRA FEATURES, CLOSE TO SHOPS AND TRAIN STATION; THIS HOUSE IS A MUST SEE

If you're looking for a place that's offering more than a home; a place to gather and to entertain with heaps of value add, this is it. Forget the small blocks and the compact houses. Start living it up in this house with plenty of extras and a handy location! Set on a large 684m² block this character home with renovated kitchen, bathrooms and a huge outdoor pool, patio area and separate lawn area is large enough for entertaining or family fun.

It's been a place for the current owners; to relax, raise a family and renovate and improve.

These fabulous upgrades are ready for the next owner:

- * Renovated kitchen with large chefs oven, extractor fan; double butler sink; and plenty of bench space, cabinets and drawers; double fridge recess
- * Renovated bathroom (with WC)
- * Newly renovated ensuite with shower and sink with floor to ceiling tiles
- * Solar panels x 20 for 6.2kw system (approx \$7.5k)
- * Reverse cycle ducted air conditioning system in the bedrooms (approx \$10k)
- * Replaced pool pump and filtration system (in the past 3 years at approx \$6k)

4 bedrooms 2 bathrooms 3 car spaces 684 m²

Price SOLD for \$345,000

Property Type Residential

Property ID 33

Land Area 684 m²

Floor Area 150 m²

Agent Details

Office Details

Kevin Brincat Real Estate
0401 052 947



- * Wind up blinds with choice of black out/privacy

Other features include:

- * Huge sunken family room with exposed beams, brick feature wall & r/c air con

- * Newly renovated master bedroom with large built in robe

- * 3 further bedrooms (1 is a small double, 2 are singles), all carpeted, 2 with BIR.

- * Colourbond patio for that resort feel when relaxing and eating overlooking the pool

- * Shade structures around the salt chlorinated pool

- * All pool cleaning equipment & pool blanket on roller

- * CCTV with 4 cameras

- * Single car port with roller door and through access to rear garden

- * Outdoor laundry with 2nd WC with space for dryer and storage

- * Roller shutters for security

- * Built-in-linen

- * Gas point

- * Two sheds

- * Lawn with room for the tramp and dogs

- * Powerful bore pump which minimises bore water staining

Location wise; it is in a great spot. Central to shops, schools and transport links. Approximate distances to Rockingham Shopping Centre (2.3 km); Train Station (2.8 km); Rockingham Senior High School (3km); Cooloongup Primary School (900m) and IGA Cooloongup (1.6km).

So don't delay and put this one on your list. It won't disappoint. Arrange an appointment.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.