

Sold



8 Vaucluse Way, Coodanup



## LOVE YOUR DRIVE HOME

\*\*\*SORRY HOME OPEN CANCELLED - NOW UNDER OFFER\*\*\*

With stunning views everywhere you look, you will just love the drive home.

Experience easy care living in this stunning 4 bedroom, 2 bathroom home with a spacious kitchen, dining, and family room. The large island bench, adorned with stone benchtops, create a sociable centrepiece.

Timber look vinyl planking throughout gives an open, relaxed feel, while carpets add a cosy touch to the bedrooms. Generous built-in robes, double linen, and laundry cupboards offer ample storage. Sliding doors open to the alfresco and garden, expanding the space even more. The backyard, a blank canvas, holds huge potential for gardening enthusiasts.

Conveniently located near the estuary with abundant bike and walking paths, this home promises an active lifestyle. For investors, this property is an unbeatable opportunity with high rental returns and a prime location between the Murray River and Estuary.

 4  2  2  484 m<sup>2</sup>

Price SOLD for \$480,000

Property Type Residential

Property ID 18

Land Area 484 m<sup>2</sup>

Floor Area 151 m<sup>2</sup>

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

ONE

Don't miss out on securing your perfect home for the future – whether you're downsizing, retiring, or seeking the ideal holiday retreat, this is a place you'll want to call home.

Features of this home:

- \* Good size master bedroom with double walk in robes & split r/c air conditioning
- \* Open plan kitchen, dining and living area
- \* Wonderful kitchen with plenty of storage, soft close drawers & large island bench
- \* 31 course ceilings throughout
- Quality kitchen and appliances with soft close drawers and cupboards
- \* Oversized garage with extra height roller door
- \* Large rear garden with alfresco and room for a pool or workshop
- \* Fully reticulated gardens off mains
- \* Gas storage hot water system
- \* Fantastic investment opportunity with an expected rent of \$520 p/week
- \* Annual Council rates \$1,880
- \* Annual Water Rates \$1,376
- \* 151sqm of living
- \* Block size 484sqm

This home has been priced to sell! Call Lee Tamblin today to view on 0466 250 944

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.