

206 Woolly Bush Loop, Woodridge, WA 6041



House For Sale

Thursday, 2 January 2025

206 Woolly Bush Loop, Woodridge, WA 6041

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Peter J Turner
0895612728

\$695,000

Incredible Value & Options Galore. 206 Woolly Bush Loop in the quiet "Woodridge Estate," Just 30 minutes' drive from Mitchell Freeway's new northern exit at Romeo Road offers lifestyle options with a 2.5-acre land holding with a notable entry point of several mature palm trees leading up to the main residence. The accommodation has been substantially renovated, painted, and immaculate maintained with new carpets and blinds in the three generous bedrooms and has neutral ceramic tiled floors throughout the main traffic areas. There is a carport facility under the main roof and lots of secondary cover for other vehicles. The home has a Colourbond metal roof and Hardiplank external cladding was completed in 1996 and has its own septic tanks and leach drain facilities. The family home has two reverse cycle air-conditioning systems, one in the main living area and a second in the master bedroom. A central wood burning fire is in place for those colder months during winter. A combined meals area and well-appointed large kitchen, with stainless appliances and many cupboards and shelving are in place with distinctive wall tiling making a real modern statement. The formal lounge area can be accessed from the front full-length verandah, so it has light and airy aspects over the front elevation of the level block. An adjacent secondary completely standalone timber framed property is available to provide additional accommodation with plenty of room as a large double study/craft workshop, business office, or additional accommodation for family members, (currently a blank canvas but needs to be completed and approved for additional services or facilities)As part of the additional infrastructure on site is a below ground fibreglass swimming pool with pump and filtration systems. The pool is fully fenced and has been regularly serviced and maintained in recent times. There is an extensive timber structure (powered) that contains a vehicle workshop and other designated areas for storage, and facilities for some small animals. This neat Woodridge property has lots of options for the discerning buyer and any additional improvements over future years will return growth figures.It's a 12-minute drive to the very popular Guilderton holiday resort with the Amazing Guilderton County Club, River and Ocean facilities. 30 minutes to Yanchep train station or 40 minutes into Joondalup. Interested parties should call Peter J Turner 0412 912 612 to arrange a private viewing or attend the nominated home inspection times. Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.