

**488 Rockingham Road, Lake Coogee, WA 6166**

**House For Sale**

Tuesday, 7 January 2025



488 Rockingham Road, Lake Coogee, WA 6166

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 772 m2**

**Type: House**



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## Offers Over \$949,000

Discover a completely transformed home on a spacious 772sqm block, featuring a stunning fusion of modern and contemporary design. This meticulously renovated residence features a brand-new kitchen, fresh flooring and updated bathrooms. Experience the feeling of living in a brand-new home without the wait! The interior living space offers a spacious front lounge and dining area, stunning kitchen equipped with all the modern conveniences, family/meals area plus a dedicated games room. There's ample space for the whole family to enjoy. The master bedroom complete with walk in robe, own ensuite with shower and toilet. Second, third and fourth bedrooms with built in robes that share the main bathroom tiled floor to ceiling plus optional fifth bedroom/home office, laundry and second toilet. The backyard is truly spectacular. Offering drive-through access for ample vehicle storage and workshop, it also boasts a spacious patio perfect for year-round entertaining. It's the quintessential Aussie backyard, ideal for gatherings with family and friends.

**PROPERTY FEATURES;**

- Reverse cycle air conditioning units
- Wood fire place
- Screen doors & security shutters
- Modern LED lighting
- Dishwasher & microwave recess
- Concrete benchtops to kitchen
- Hybrid plank flooring and skirtings
- Solar panels
- Solar hot water system
- Sweeping patio entertaining area
- Rear access to backyard & workshop
- Double carport with automatic door
- An abundance of secure parking
- Manual bore reticulation
- Retained garden beds & low maintenance yards

**NEARBY AMENITIES;**

- St Jerome Primary School - 40m
- Stargate Shopping Centre - 750m
- Newton Primary School - 1.6km
- Coogee Beach - 2.7km
- Phoenix Shopping Centre - 4km
- Fremantle College - 7.9km
- Cockburn Central Train Station - 8.1km
- Fremantle Town Centre - 8.9km
- Fiona Stanley Hospital - 11km
- Perth CBD - 29km

**EXTRA DETAILS;**

- Built in 1989
- Land Size: 772sqm
- Total Roof: Approx. 220sqm
- Council Rates: Approx. \$2140 p/a
- Water Rates: Approx. \$1374 p/a

Take advantage of the proximity including opposite St Jerome's Primary School (and other excellent schools in the area) and sprawling community sporting facilities at the popular pet friendly Santich park. Indulge in the outstanding local family restaurants in the Coogee / Spearwood area, with even more retail and waterfront dining planned for Port Coogee. With Murdoch University, the St John of God Murdoch Hospital, Fiona Stanley Hospital, the freeway, Cockburn Train Station, Fremantle, the coast and much, much more all just a short drive away, opportunity knocks for you in the most fantastic of locations, here!

Contact the Listing Agent, TANYA FORZATTI on 0417 181 841

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.