

# 5A Auden Court, Spearwood, WA 6163



## Sold House

Tuesday, 7 January 2025

5A Auden Court, Spearwood, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Linton Allen  
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**\$918,000**

Nestled in an elevated position capturing stunning ocean views from your doorstep, this versatile 4 bedroom, 2 bathroom home offers a lifestyle of convenience and flexibility just moments from Coogee Beach. Thoughtfully designed with multiple living areas, a home office or potential 5th bedroom, and a low-maintenance "lock and leave" appeal, this property suits a range of lifestyles. The downstairs area, complete with a second living space and powder room, opens the door to endless possibilities – a home gym, private office, or even a granny flat. Located close to shopping, schools, public transport, and all essential amenities, this is coastal living at its finest.

- Open plan kitchen/living/dining with gas bayonet point - opens out to elevated paved courtyard
- Kitchen offers 4x electric cooktop, 600mm oven, tiled splashback, rangehood, fridge recess, walk in pantry, microwave recess, appliance nook, double sink, dishwasher recess, breakfast bar, plenty of bench and cupboard space with extra overhead cabinetry
- Reverse cycle air conditioning
- Spacious master bedroom with walk in robe and ensuite with shower, spa bath, single vanity with storage and WC
- Bedroom 2 is queen sized with double built in robes
- Bedroom 3 is double sized with double built in robes
- Activity room
- Bedroom 4 is double sized with walk in robe
- Main bathroom with large shower and dual vanities with storage
- Home office / 5th bedroom
- Large laundry with walk in linen storage
- Separate WC
- Double automatic garage with extra height and large storage/workshop space
- Downstairs games room with roller door from staircase to block noise/separate downstairs from main house
- Storage room off games room with separate powder room
- Spacious undercover alfresco area on lower level with cafe blinds - perfect low maintenance area to entertain family & friends
- Ocean views from front yard
- Double door entrance
- 569sqm block
- Close proximity to Newton Primary School, public transport, shopping, all amenities and moments from the pristine waters of Coogee Beach and Port Coogee Marina

**DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.