



13 Hayward Parade, Coogee

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## Make Every Day Feel Like a Coastal Getaway

There is something special about living near the ocean... the fresh sea breeze, morning walks along the shoreline, and weekends spent soaking up the sun.

If you've been craving that lifestyle, this beautifully positioned home in Coogee is your chance to turn that dream into reality.

Perfectly located just moments from Coogee Beach, one of Perth's most loved swimming beaches, complete with shark nets for peace of mind, you will find yourself drawn to the water at every opportunity. Whether it is a quick dip, a coastal stroll, or exploring the nearby Omeo wreck, this is a lifestyle you will never tire of.

Step through the double doors and discover a home designed for relaxed family living. Generous proportions and multiple living zones create the ideal balance between connection and privacy, just perfect for growing families who want space to come together or unwind separately.

At the heart of the home, a well-appointed kitchen flows effortlessly into the open-plan family and meals area, making everyday living and entertaining a breeze. From here, step outside to a spacious

### FOR SALE

Contact agent

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Victoria Park | Belmont (WA)  
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undercover patio and spa area where you can host friends, enjoy sunset drinks, or simply take in the elevated outlook and sweeping suburban views and amazing city lights of an evening. Watch the skyworks from the comfort of your own home from this vantage point

The master suite offers a peaceful retreat, complete with walk-in robe and private ensuite with corner bath and shower, while three additional bedrooms ensure there is room for everyone. Outdoors, a secure and generous backyard provides plenty of space for kids and pets to play, or at the front of the home, the potential to add a pool down the track in the enclosed front yard of the home

- \* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps/l/gQSuPhCkQJCF>

#### FEATURES YOU WILL LOVE:

- Elevated 720sqm block (zoned R20)
- 4 Bedrooms, Study and 2 lounges
- 7 Split system air conditioning units throughout the home as well as ceiling fans
- 5kW solar panel system for Hot water and spa - HUGE electrical savings
- Newly installed - AquaCo Premium PFAS three stage WHOLE HOUSE WATER FILTER SYSTEM installed is the only filtration system in Australia for the whole house that is laboratory tested to reduce over 199 different contaminants from your water including PFAS Compounds, Chlorine, Chloramines, Heavy Metals, Rust, Pesticides, Parasites, Bacteria, Viruses and Scale Build Up.

#### Entry level

- Large double door entrance
- Two lovely paved elevated paved entertainment areas at the front of the home, offering sensational views
- " Spacious master suite with WIR and ensuite spa and shower. Sliding doors from the main bedroom leads out onto decked viewing platform —perfect for sitting out there enjoying your morning cuppa watching sensational sunrises
- 3 additional bedrooms (2 with built-in robes) - all with views
- Family bathroom with newly installed vanity
- Separate toilet

#### Upper level

- " Open-plan kitchen with abundant cupboards and benchtop areas, overlooking a family and meals area —also offering great views
- Large separate laundry with ample storage and separate toilet for guests
- Separate lounge plus study nook - this area also has sliding door to the outdoor alfresco
- Expansive back undercover patio with enclosed spa area, offering elevated views> The spa has a solar heat pump - saving hugely on electricity costs!
- Fully fenced backyard and room for a pool at the front of the home in a fully enclosed garden area
- Double lock-up garage with electric roller doors

#### LOCATION HIGHLIGHTS:

- " Minutes to Coogee Beach and coastal walking trails
- " Close to Port Coogee Marina and beachfront cafés
- " Easy access to Fremantle's vibrant café and dining scene
- Nearby schools, parks, and sporting facilities
- Convenient access to transport and Cockburn Gateway
- This property is within the Freemantle school intake area

- \* BUILDING PLAN AVAILABLE ON REQUEST

This is more than just a home, it is a lifestyle upgrade. A place where beachside living meets everyday comfort, and where your family can truly relax, grow, and enjoy everything this incredible coastal community has to offer.

Shire Rates PA - \$2669.31  
Water Rates PA - \$1647.04

## MORE DETAILS

Property ID                    5GVHFFB  
Property Type                House

**Diane Sheppard 0420 216 066**

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