



## Cooloongup, 15 Glenway Loop

Rare Find in Woodbridge Golf Estate!!!

Welcome to 15 Glenway Loop, Located in the prestigious Woodbridge Private Golf Estate Cooloongup, where quality meets comfort in this stunning residence. This meticulously maintained home offers an array of impressive features that cater to every aspect of modern living.

A rare opportunity to secure a large family home, so close to a rich host of amenities, you may never need the car again! Situated just a 10-minute walk from the golf course, hospital, and shops, and with easy access to the train station, this home offers the perfect blend of convenience and lifestyle.

Key Features:

Games Room with Raked Ceiling: Enjoy entertaining guests or relaxing in the spacious games room adorned with a stylish raked ceiling, creating an ambiance of openness and

4 2 2

**For Sale**

Offers Due 5pm Today - \$600k+

**View**

By Appointment

**Contact**

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Joondalup**  
(08) 9300 2100



sophistication.

**Climate Control:** Stay comfortable year-round with evaporative air conditioning throughout the house, supplemented by a ceiling cassette A/C in the family room and a wall split A/C in the theatre room.

**Energy Efficiency:** Benefit from cost-saving measures including a bore pump, 6kw solar panels, and solar hot water, reducing your environmental footprint while saving on utility bills.

**Outdoor Oasis:** Escape to your private outdoor oasis featuring a heated pool, perfect for leisurely swims or hosting gatherings. Mains gas BBQ ensures hassle-free outdoor cooking and entertainment.

**Entertainment Galore:** Entertain in style with a home theatre equipped with HDMI projector and wall-mounted screen. Cozy up by the living flame gas fire in the family room or enjoy alfresco dining by the wood burner outside patio.

**Spacious Living Areas:** With two undercover patios boasting pitched roofs, you have ample space for outdoor relaxation or entertaining, complemented by quality floor coverings throughout.

**Luxurious Bathrooms:** Retreat to refurbished bathrooms tiled floor to ceiling, featuring a corner spa bath in the main bathroom and twin vanities in the ensuite, providing a touch of indulgence.

**Convenience and Accessibility:** Experience the convenience of roller shutters on the front of the house, outdoor blinds in the patio, and ceiling fans throughout. With data points throughout the house, you're well-equipped for modern connectivity needs.

**Ample Storage and Parking:** Two sheds, one powered, offer ample storage space, while room for six cars and additional space for a caravan or boat ensures all your vehicles are accommodated comfortably.

New colorbond fences covering 80% of the property

Don't miss out on the opportunity to make this exceptional property your own. Make sure this home open is on your list!



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## More About this Property

Property Type	House
Land Area	714 m <sup>2</sup>
Including	Toilets (2)

**Ian Knight 0413 447 016**

Residential Sales Specialist | [ian.knight@ljhooker.com.au](mailto:ian.knight@ljhooker.com.au)

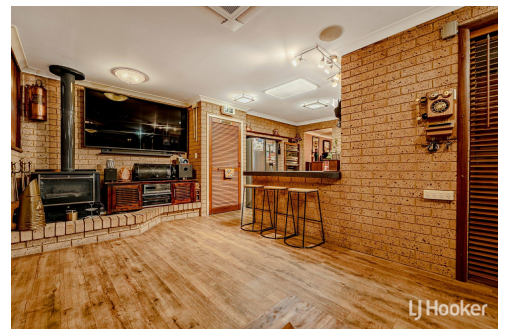
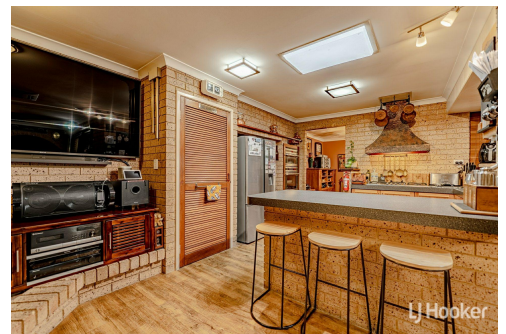
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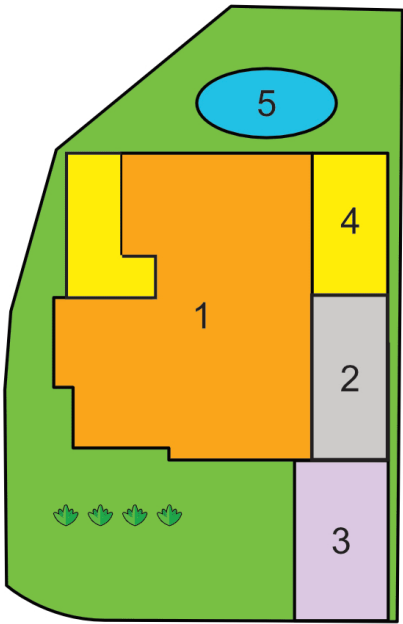
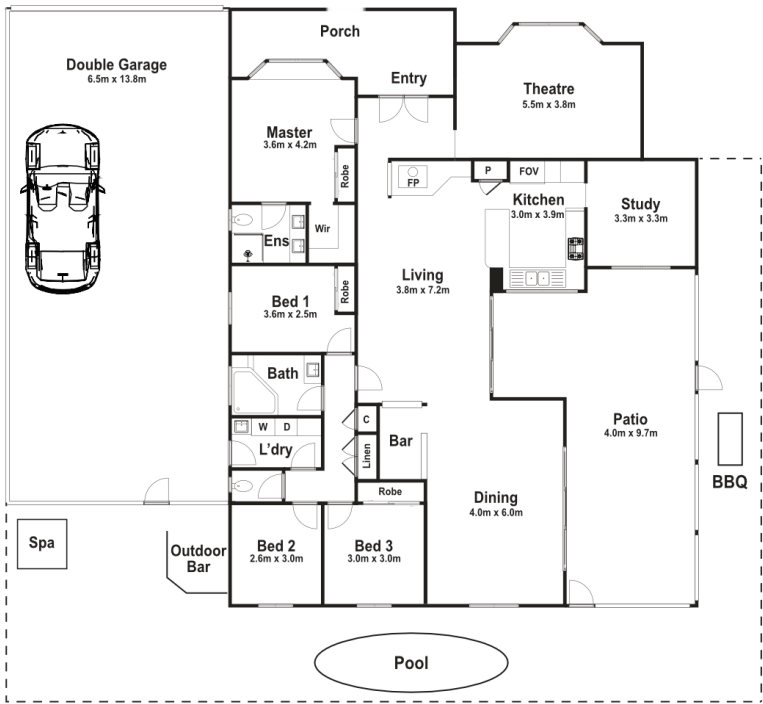
# 15 Glenway Loop, Cooloongup

block size 714 m<sup>2</sup> | building 191m<sup>2</sup> | external 523m<sup>2</sup>

4 x 2 x 2 x



Marco Viljoen | 0468 747 725



### Legend

- 1. Residence
- 2. Garage
- 3. Driveway
- 4. Alfresco
- 5. Pool

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*\*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquirers.*



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