



## Cooloongup, 5 Grampian Court

### What A Location

This delightful property is located the highly sought-after Woodbridge Estate which sits on a spacious 578m<sup>2</sup> block. Offering a great layout with separate open plan living areas, the home features built-in robes in all bedrooms, a generously sized kitchen with ample bench space, and a combined family/dining area. The property is equipped with evaporative air conditioning throughout and solar panels for energy efficiency.

Step outside to discover an excellent outdoor space to the rear of the perfect for entertaining, with a large wrap-around patio and a beautiful, expansive grassed garden. A handy tool shed is also included, along with vehicle access through the garage to the patio area.

The front outside space offer a lawned area and single driveway leading to the garage.

Features include:



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4 2 2

**For Sale**  
Offers \$695,000

**View**  
[ljhooker.com.au/4R4CFF2](http://ljhooker.com.au/4R4CFF2)

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**LJ Hooker Mandurah**  
**(08) 9586 5555**



- 4 Bedrooms
- 2 Bathrooms
- Solar Panels
- Evaporative Air Conditioning
- Spacious Living Areas
- Vehicle Access Through Garage
- Bore Reticulation
- Block size 578 sqm
- Approx age 1993

This property is Ideal for both investors and families, this property is conveniently located near the Rockingham District Hospital, train station, and Rockingham Shopping Centre. With its excellent features and prime location, this home is sure to attract attention and won't stay on the market for long!

Potential buyers please note that the property is tenanted until February 2026 on a fixed term tenancy paying \$590 a week.

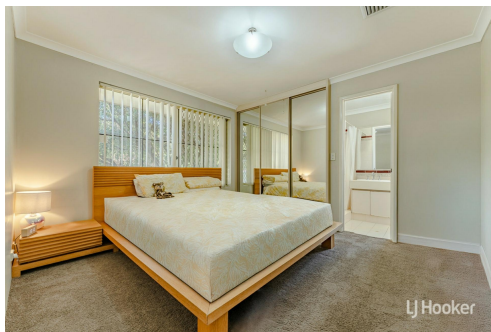
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## More About this Property

Property ID	4R4CFF2
Property Type	House
Land Area	578 m2
Including	Air Conditioning

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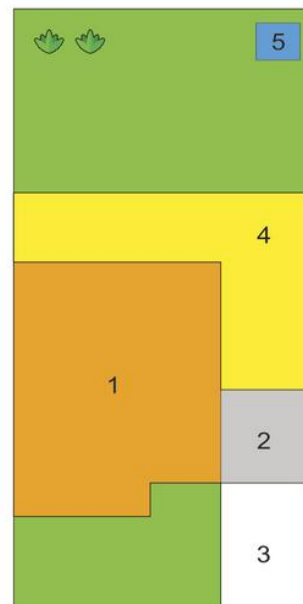


# 5 Gampian Court, Cooloongup

block size 578m<sup>2</sup> | living area 123m<sup>2</sup> | 4 x 2 x 1 x



Richard Mathlin | 0409 125 205



## Legend

1. Residence
2. Carport
3. Driveway
4. Alfresco
5. Shed



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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 enquiries.



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