

9 Lifu Court, Cooloongup




Secure Investment with Long Term Tenancy | Future Flexibility on 843sqm

Positioned within a quiet cul-de-sac on a generous 843sqm block, this well presented and thoughtfully upgraded home offers a rare combination of immediate rental income and long-term flexibility.

Currently tenanted until August 2027, the property provides a secure return from settlement, making it an appealing option for investors seeking stability. At the same time, it presents an excellent opportunity for future owner occupiers to secure a quality home now and plan ahead.

From the moment you arrive, there's an immediate sense of privacy and practicality. With wide side access, a high clearance garage and ample space for additional vehicles, caravans or boats, the property offers both functionality and long-term versatility.

Inside, the home unfolds with multiple living zones and a seamless flow, ideal for both everyday living and entertaining. The renovated kitchen sits at the heart of the home, featuring stone benchtops, induction cooking and generous storage, creating a central space for

4  2  2 

FOR SALE

Offers Over \$919,000

VIEW

Sun 14th Jun @ 1:00PM - 2:00PM

AGENTS

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AGENCY

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connection and ease.

The main bedroom provides a private retreat, complete with double glazed windows and a beautifully finished ensuite with double vanity and double shower, delivering both comfort and a sense of everyday luxury.

Outdoors, the expansive backyard offers exceptional potential. Whether it's entertaining under the gabled, insulated patio, enhancing the space further or simply enjoying the openness, this is a property that can evolve and grow with you over time.

Thoughtfully upgraded throughout, the home also includes solar power, smart garage access, LED lighting and energy efficient features, contributing to long term value and reduced running costs.

Importantly, this is more than just an investment. It is an opportunity to secure a well-located property with strong fundamentals today, while retaining the flexibility to occupy or further enhance in the future.

KEY FEATURES

- 4 bedrooms, 2 bathrooms
- Multiple living zones including formal lounge and dining
- Renovated kitchen with stone benchtops, induction cooking and ample storage
- Spacious master suite with double glazing
- Ensuite featuring double vanity and double shower with high quality fittings, a unique mirrored cabinetry system designed for practical everyday use
- Well sized minor bedrooms (including skylight to bedroom 4)
- Main bathroom with soaking bath, separate shower and modern vanity
- LED downlights throughout
- 6.6kW solar system (18 panels)
- Reverse cycle heating and cooling
- Security screen doors throughout
- Double brick construction with full insulation

ADDITIONAL FEATURES

- Second skylight lighting the hallway to the garage
- Wider, deeper and higher clearance garage with insulated roller door & remote access (Merlin)
- Attic storage plus functional sink with hot & cold water
- Large, gated side access for caravan, boat or trailer
- Gabled, insulated patio with downlights
- Expansive backyard with outstanding flexibility to accommodate a future shed, workshop or outdoor addition of any scale, depending on lifestyle needs
- Bore reticulation
- Discreet pet friendly features including sliding door dog access and a hidden wall cat door

PROPERTY INFORMATION

- Land: approx. 843sqm
- Build: approx. 122sqm
- Year Built: 1988
- Council Rates: approx. \$2,210 p.a.
- Water Rates: approx. \$1,220 p.a.

INVESTMENT HIGHLIGHTS

- Secure tenancy in place until 2027
- Current rental return: \$660 per week
- Immediate rental income from settlement
- Regular proactive maintenance approach by the current owner, including routine 3 monthly inspections to ensure the property is well maintained and issues are addressed early

Contact Jodie Francis 0499 570 545

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MORE DETAILS

Property ID	4T2XFF2
Property Type	House
House Size	122 m2
Land Area	843 m2
Including	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels

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