



9 Lifu Court, Cooloongup

## Effortless Living in a Beautifully Renovated Family Home

Welcome to a home where all the hard work has already been done, simply move in and enjoy. Set on a generous 843sqm block in a quiet cul-de-sac, this beautifully renovated 4 bedroom, 2 bathroom home offers space, comfort and a lifestyle designed for easy family living.

From the moment you arrive, there's an immediate sense of privacy and practicality. With wide side access, a high clearance garage and plenty of room for additional vehicles, caravans or boats, this home is as functional as it is inviting.

Inside, the home unfolds with multiple living zones and a seamless flow, perfect for both relaxed everyday living and entertaining. The renovated kitchen sits at the heart of the home, featuring stone benchtops, induction cooking and ample storage. Ideal for bringing family and friends together.

The master suite offers a true retreat, complete with double glazed windows for added comfort and a stunning ensuite featuring a double vanity and double shower, creating a space that feels both luxurious and private.

4  2  2 

### FOR SALE

Offers Over \$919,000

### VIEW

Sun 12th Apr @ 11:00AM - 12:00PM

### AGENTS

Jodie Francis

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### AGENCY

LJ Hooker Mandurah

(08) 9586 5555

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.

 **LJ Hooker**

Step outside and you'll find a spacious backyard with endless potential. Whether it's entertaining under the gabled, insulated patio, creating your dream outdoor oasis or simply enjoying the open space, this is a home that grows with you.

Thoughtfully upgraded throughout, the home also includes solar power, smart garage access, LED lighting, and energy efficient features, delivering both comfort and long term value.

Property is currently tenanted until August 2027.

**Key Features:**

- 4 bedrooms, 2 bathrooms
- Multiple living zones including formal lounge and dining area
- Renovated kitchen with stone benchtops, induction cooking & ample storage
- Spacious master suite with double glazing
- Stunning ensuite showcasing a double vanity and spacious double headed shower with built in seating, creating a true sense of everyday luxury.
- Well sized minor bedrooms (including skylight to bedroom 4)
- Luxurious main bathroom featuring a deep rectangular soaking bath, separate shower and modern vanity, thoughtfully designed for comfort and style.
- LED downlights throughout
- Bluetooth controlled dimmable lighting
- 6.6kW solar system (18 panels)
- Security screens throughout
- Double brick construction with full insulation

**Additional Features:**

- High clearance garage with insulated roller door & remote access (Merlin system)
- A second skylight brightens the passageway leading to the garage
- Attic storage plus functional sink with hot & cold water
- Large gated side access for caravan, boat or trailer
- Gabled, insulated patio with downlights for year round entertaining
- Expansive backyard with endless potential
- Bore reticulation

**Property Information:**

- Land: approx. 843sqm
- Build: approx. 122sqm
- Year Built: 1988

Contact Jodie Francis 0499 570 545

**DISCLAIMER:** This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Jodie Francis and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

Property ID	4T2XFF2
Property Type	House
House Size	122 m2
Land Area	843 m2
Including	Air Conditioning
	Toilets (2)
	Solar Panels

**Jodie Francis 0499 570 545**

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