

Sold



26 Koolama Dr, Cable Beach



## A Relaxing Oasis Like No Other!

The highly-sought-after "Sunset Rise" pocket of Broome is the fitting setting for this stunning 4 bedroom 2 bathroom single-level home that has been fully renovated throughout and presents as brand-new, making for a perfect holiday house away from Perth – or a permanent base for those wanting a tropical change amongst the multiple resorts at beautiful Cable Beach.

Off the entry verandah lies a formal front lounge room, right next to a spacious master-bedroom suite with air-conditioning, a walk-in wardrobe and a private ensuite bathroom – shower, vanity, toilet and all. A central dining area next to the kitchen forms part of a huge open-plan casual living space, also incorporating the aforementioned lounge.

Within the minor sleeping quarters, all three bedrooms have their own built-in robes and air-conditioners, whilst being serviced by a stylish main family bathroom where a separate rain shower and bathtub help cater for everybody's personal needs. There is also a storage cupboard right next to the laundry and a separate second toilet.

The main living zone seamlessly extends outdoors to a lengthy entertaining verandah that wraps around to the back of the house and is more than generous in its proportions. It splendidly overlooks a sprawling yard, the swaying palm trees and pleasant leafy gardens.

Only footsteps separate your front door from lush local parklands, with the general store and café, the Broome Surf Life Saving Club, Zanders restaurant, the Sunset Bar & Grill and glorious Cable Beach itself all either a

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	134
<b>Land Area</b>	1,000 m2
<b>Floor Area</b>	317 m2

### Agent Details

Hadley Shearn - 0488 012 000

### Office Details

Mortar & Soul  
45 Ventnor Ave West Perth WA  
6005 Australia  
08 9429 8808

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short drive or leisurely stroll away. For those thinking long-term, schools, shopping, Broome Hospital, Broome Golf Club, the airport and the heart of Broome's vibrant town centre are just minutes away in their own right. What a residence, what a location, what an opportunity!

Other features include, but are not limited to:

- Tiled flooring to the front lounge room
- Low-maintenance timber-look flooring elsewhere
- Ceiling fans in the lounge, kitchen, dining and living areas
- Reverse Cycle air-conditioning throughout
- Quality kitchen tap fittings
- Double sinks
- Large fridge/freezer recess
- Range hood
- Gas cooktop
- Under-bench oven
- Dishwasher
- Double storage pantry
- Storage cupboard to the dining room
- Bedroom ceiling fans
- LED Down lights throughout
- Feature skirting boards
- Security doors and screens
- Hot-water system
- Bottled gas to property
- Double carport, with gated access to the side verandah
- Large external storeroom off the rear verandah
- Massive 1,000sqm (approx.) block with double side-access gates and a separate parking area – perfect for a boat and/or camper van

Council Rates: \$3832.14 (2021-2022 FY)

Water Rates: \$1,492.80 (2021-2022 FY)

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