

101 Bradford Street, Coolbinia, WA 6050



House For Sale

Friday, 24 May 2024

101 Bradford Street, Coolbinia, WA 6050

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 772 m2

Type: House



Lisa Frances
0894337088

Offers

This home has been in the same family since the 1950's - over 3 generations have been raised here but the time has now come for the owner to downsize and permit another family to enjoy this fantastic location. Built in 1955 on a perfect flat rectangular 771m² block with 15.2m frontage nestled behind a brick front wall and complemented with a lush grassed area for the kids to play their sports while you chill out in the terrace area. More than likely the property will be extensively renovated and extended or demolished. If however you intend to move in or rent it out, the accommodation is very spacious and habitable. Features include: Formal entrance with coat/umbrella cupboard. Spacious lounge with gas heater and reverse-cycle air conditioner. Formal dining with parquet wooden flooring, built in wall unit, servery from kitchen and door leading out to front terrace overlooking lush garden area - perfect for unwinding with a coffee or wine! Large hostess kitchen. Informal meals area. Huge master bedroom with compact lounge area, ensuite and door to rear (perfect if you want to rent out this room so the tenant has their own entry/exit). Study area leading to master bedroom can be converted to 4th bedroom/nursery or large walk-in-robe. 2nd & 3rd bedrooms are spacious and have 4 door built in robes and ceiling fan. Main bathroom with separate bath and shower. Laundry with built in cupboards and separate w.c. Additional Features: Security system with 8 x cameras. Gas instant hot water system. Manual reticulation. Long driveway leading to brick garage/shed. What to love about this location: Such a family-friendly suburb where apartments and multi-dwelling developments are not on the table. Only a few minutes walk to the lush Yokine parkland and Coolbinia Primary School and a short drive to shopping centres, restaurants. Public transport or drive to the CBD is a breeze so adding this all up, it is no wonder that this is a highly sought after suburb. Please note the property will be sold in "as is" condition and I am always transparent in giving you all the details such as: Dishwasher, Electric stove, microwave and servery light not in working order. Lounge and dining carpet is a bit worn in some places. 2 x round lights in the hallway have been disconnected and replaced with fluoro lights. 2nd bedroom light may need to be replaced. Eaves and laundry ceiling is asbestos. Owner is seeking best offer campaign ending 16th June 2024 so put your best foot forward and please note that at any time during the campaign, the owner has the right to accept a good offer and terminate the campaign. Whether you live in the house straight away or rent out or do a makeover/renovation or even demolish and build your castle, I hope this becomes your next "forever after" sanctuary.