

**10A Mopsa Way, Coolbellup, WA 6163**



**Sold House**

Tuesday, 15 August 2023

10A Mopsa Way, Coolbellup, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$661,000**

NO EFFORT REQUIRED - THE WORK IS ALL DONE FOR YOUCLICK ON VIDEO ICON FOR 3D VIRTUAL

WALKTHROUGHWelcome to this Peace and Serenity, Stunning Home. This ultra-low maintenance 4 Bedroom 2 Bathroom home is near new and ready for you to move into. Set on a secure rear land parcel in a quiet elevated pocket of the Suburb. Designed to make optimal use of the available space this home is a "one-off" meticulously built and designed by a boutique builder and completed in late 2018. The rear secluded and tranquil alfresco area features 2 native grass trees that are original and self-reliant. Rear free-standing house plus private drivewayThe generous 6m by 6m double auto secure Garage can easily accommodate 2 cars, from there is easy access to the home via a shopper's entrance into the bright open plan Kitchen and living area.The Kitchen is bright and functional with Stone benchtops, a 900mm Gas cooktop and rangehood, a full-size oven, and included brand new dishwasher. A good-sized walk-in pantry completes the ensemble. The larger-than-average Master bedroom will not disappoint, with a walk-in robe and adjoining ensuite complete with His and Hers basins.All 3 remaining bedrooms are spacious and each has their own built-in robe. Just a short walk to nearby Mamillius Park & Playground or Doherty Park & Playground, with the convenience of Woolworths & Coolbellup Shopping Centre approximately 1km awayProperty Features:-• 4 spacious Bedrooms all with built-in robes + a walk-in robe. • 2 Bathrooms - Separate bath & shower - His & Hers vanity + 2 WC • Separate Powder room • Open Plan Living, Dining & Kitchen • Kitchen with Stone Benchtop, Pantry, Dishwasher & Breakfast bar • Separate laundry + 2 Linen cupboards • Garden shed 3m by 1m • Reverse cycle ducted air conditioning throughout • Tile & carpet Flooring + Window Blinds • Fully insulated. • Built by a boutique builder in 2018 with attention to detail. • Minimal low-maintenance garden • Tranquil alfresco area • Larger than average double Garage - 6m by 6m • Exclusive use driveway 76sqm + house on 290sqm block • Multiple power outlets in each room • NBN connected. Below Ground Power lines Located near 2 Parks and playgrounds. Close to School, Library, and Coolbellup shops. Short drive to Kardinya Mall, North Lake Senior Campus, Fiona Stanley Hospital, and Murdoch University. Easy access to Freeways. Don't miss out, contact Ann Bashi Brown at 0423 556 389 or email [ann@nextvisionrealestate.com.au](mailto:ann@nextvisionrealestate.com.au) for further information. Shopping is well catered for with the local Coolbellup Shopping Centre, Woolworths, Cafes, food outlets, Optimal Pharmacy. A short drive to the Kardinya Shopping Centre which will be undergoing a \$100M re-development project, will be a huge benefit for Coolbellup residents. Mere minutes to Fiona Stanley & St John of God hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, quick access to Freeway, ride the bikes to Bibra Lake Regional Playground, quick drive into the lively Freo Café strip & City Centre, Port Coogee, and popular local beaches.