

# 11 Regan Street, Coolbellup, WA 6163

## House For Sale

Thursday, 13 June 2024

11 Regan Street, Coolbellup, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 728 m2

Type: House



Esther Sharp  
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Dino Valerio  
0893376484

## All Offers by 25th June 2024

Another anticipated opportunity has arrived in highly sought after Coolbellup, one of the most popular suburbs in the metro area. Renown for its large blocks, an array of stunning parks, towering trees and nature abounding. For mum and dad investors, developers, buyers seeking their first home and eager renovators looking for a project, this original 3 bedroom home with bonus granny flat and below ground swimming pool is one to roll up the sleeves on. With so much on offer here this could be an opportunity that will bring you a lot of satisfaction and reward. The savvy renovator will see potential here to bring out the hidden charms of this diamond in the rough. This charming character home sits elevated on a full sized 728m<sup>2</sup> subdivisible block with flourishing native flora, fruit trees and sheltered by huge established trees. Inside, the high ceilings and jarrah floorboards extend through the living, kitchen, passage and bedrooms. The light filled living room with R/C air-conditioning, ceiling fan and has views of the front garden and pleasant street scape. Two of the bedrooms, master with R/C air-conditioner and a minor both with ceiling fans are also located at the front of the home enjoying the elevated views. The kitchen features a benchtop made of Tuart Pine sourced from Fremantle and accompanied with quality Miele stove top and oven and rangehood. The laundry is spacious with French doors leading out to the patio area overlooking the below ground salt water swimming pool. The granny flat has open plan living with slate floorcoverings, gas stovetop and oven and a separate en-suite with toilet. A short stroll from beautiful Hargreaves Park, and mere moments from Coolbellup shopping centre, this is a prime location for convenience. Take the time to explore the various of parks in Coolbellup including Jarvis Park and Tempest Park both within an easy walking distance. Close to local schools, and only a short drive to Fremantle, South Beach, and Cockburn ARC there is no better reason for you to start living our best family life with an eye towards the future in a thriving and established local community. Features include: Main House - 3 bedrooms & 1 bathroom. Granny Flat - Living/dining/bedroom area and en-suite. Kitchen with Tuart Pine benchtop, Miele stove and oven. 2 R/C air-conditioners, 3 ceiling fans. High ceilings and jarrah floorboards. Garage and separate carport plus 2 driveways. 3 Phase Power in the garage. Solar Panels. Salt water below ground swimming pool. Skylight in bathroom. Rheem Instantaneous gas hot water system. Security screens to windows. Fruit trees including lemon, passion fruit, mandarin. Council Rates \$1,400. Water Rates \$1,600. Don't delay, call Exclusive Listing Agents Esther Sharp on 0411 834 435 or Dino Valerio on 0409 860 448. All offers presented by 25th June. The Seller reserves the right to accept an offer prior to the last date. Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information included in this document. MVP Real Estate provides this document without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this document is at the client's own risk. MVP Real Estate accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.