

114 Coolgardie Avenue, Redcliffe, WA 6104

House For Sale

Friday, 5 January 2024



114 Coolgardie Avenue, Redcliffe, WA 6104

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 809 m2

Type: House



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\$680,000

Guaranteed to impress you with its location being on the doorstep to the New Redcliffe Train Station, Perth Airports, and beautiful Swan River, you will be excited about the possible growth potential the new zoning will bring to the area hopefully early in 2024 when the State Planning Commission will announce its new local structure plan and Improvement Scheme! This will provide many development outcomes for the long-term investor or owner-occupier looking to play the long game. (STSA) You will find a lovely character cottage hidden behind privacy fencing. Features included but not limited to:

- Post War Double Brick and Tile character cottage with high ceilings and jarrah floor boards
- 2 bedrooms + 1 sleeping unit + 1 bathroom + second shower + 2 toilets
- Lovely front old fashion verandah to use as a front alfresco area
- Large bedrooms capable of fitting king-size furniture and ensembles and all cupboards
- Renovated bathroom with internal toilet
- Kitchen with upright gas cooker plus good bench and cupboard space
- Generous sleeping unit 3rd bedroom for double bed
- Laundry area has a second shower plus toilet
- 809sqm block perfectly rectangular with 15.09m frontage
- Here is the link to City of Belmont DA6 Documentation Future Plans: [https://www.belmont.wa.gov.au/build/strategic-planning/redcliffe-station-precinct-\(da6\)/information,-document-ation-and-links](https://www.belmont.wa.gov.au/build/strategic-planning/redcliffe-station-precinct-(da6)/information,-document-ation-and-links)

Water rates: \$1,303.65 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$1,413.17 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.