

12 & 14 Cockle Place, Mullaloo, WA 6027



House For Sale

Saturday, 27 January 2024

12 & 14 Cockle Place, Mullaloo, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Pete Costigan

0408956652

Offers

Discover an exclusive opportunity to secure not one, but two captivating 4 x 2 properties nestled in a tranquil cul-de-sac, right at the heart of Mullaloo. Sold separately or both together. Price Guide for 12 Cockle Place \$849,000+ Price Guide for 14 Cockle Place \$1m+ Join us for home opens next weekend on Saturday, 3rd February, and explore the myriad of possibilities awaiting you: 1. Transform them into your dream family homes through renovation. 2. Utilize one or both properties for lucrative investment purposes. 3. Renovate now and capitalize on selling later. 4. Demolish and craft the home you've always envisioned. 5. Acquire both for the potential of an expansive super block. 6. Combine the blocks, creating three approx 558 sqm blocks (Subject to Approvals). Take a closer look: 12 Cockle Place: A robust 4 x 2 with a double garage and pool, resting on a generous 757 sqm R20 prime land. While it may need a bit of tender loving care, its potential is undeniable. Ideal for builders, tradies, or anyone seeking a fulfilling project. Price Guide \$849,000 + 4 Bedrooms 2 Bathrooms Lounge Dining Kitchen Family Laundry Linen Pool (Empty) Double garage Shed Plenty of off road parking Generous 757 sqm block Built 1980 Approx 14 Cockle Place: Another solid 4 x 2 with a double garage, large rear workshop, and side shed, situated on a subdividable 918 sqm block (Subject to WAPC Approvals). In better condition than its counterpart, it boasts a charming raked ceiling lounge, a stylish kitchen with wood surfaces, family and dining areas, and a convenient study nook. Price Guide \$1m + 4 Bedrooms 2 Bathrooms Kitchen Family/dining Raked ceiling lounge Study nook Air conditioning Laundry Double garage Rear workshop and separate shed Heaps of off road parking, boats/trailers etc. Super 918 sqm block Built 1979 Approx Both properties are offered 'As Is' and will be vacant at settlement. The location is perfect for families, nestled in a cul-de-sac, and provides easy access to Mullaloo Plaza with its 24-hour IGA Supermarket, Newsagents, Dropinz Café, Pizza Parlour, and more. Charonia Park is at your doorstep, alongside Mullaloo Heights Primary School. Enjoy proximity to Mullaloo Beach, Surf Life Saving, Mullaloo Beach Hotel, Whitfords Shopping Centre, bars, restaurants, and other prestigious schools including Mullaloo Beach Primary School, Ocean Reef Senior High School and St Marks Anglican. Just a brief drive away, you'll find yourself at Joondalup Resort and Golf, as well as Joondalup Shopping Centre. Enjoy seamless access to the freeway and a well-connected transport network. And let's not overlook the exciting progress of the Ocean Reef Boat Harbour redevelopment currently underway. Seize this fantastic opportunity! Call Pete now for further details: 0408 956 652. Embrace the potential, embrace Mullaloo living! Disclaimer: The information provided is for general information purposes only and is based on information provided by the seller and maybe subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Please ring Pete Costigan on 0408 956 652 or email pete.costigan@remaxextreme.com.au to make an offer on these properties.