

12 Friar John Way, Coolbellup, WA 6163

House For Sale

Wednesday, 12 June 2024

12 Friar John Way, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 728 m2

Type: House



Dino Valerio

0893376484

Contact agent for details.

Welcome to 12 Friar John Way Coolbellup, proudly presented by your local agent MVP Real Estate! Set far back from the road, with a delightful garden walk up entry, graced with trees and lush greenery, this stunningly pronounced home with its vibrant white painted brick and hardie plank clad frontage, is the quintessential cottage that buyers will gravitate to. With bonus high density R60 zoning for those seeking development options, the dwelling sits on an ideal rectangular 728sqm block. Such warmth and character is showcased in and about this property, with that signature 60's era appeal, such as jarrah floorboards, sash windows and high ceilings, providing that recognisable old style charm. Complimented with a fusion of modernised upgrades as seen in the renovated kitchen and deluxe refurbished bathroom, this gorgeous residence provides you with a 'walk in ready' start. Through the veranda entry you are met with an inviting living area, vibrant and light filled, beaming with charm. The living area space really sets the ambience, with well-appointed downlights, an ornamental fireplace, jarrah floorboards, ceiling fan, attractive timber blinds and French doors, gas point and reverse cycle split system air-conditioning for all season comfort. From here step down to the spacious sunroom the ideal space to laze around in, read that special book, or a great activity area for the kids. Adjacent to the living area is the modernised kitchen, beautifully displayed in crisp white cabinetry, with ample bench space and cupboard storage including a pantry, stainless steel appliances, rangehood, flip mix tapware, dishwasher recess and plenty of natural light drawn in from the corner sash windows. The natural jarrah floorboards flow effortlessly throughout the hallway and onto 3 exquisite bedrooms. The master suite has full height wall to wall mirrored robes, ceiling fans and timber blinds in all bedrooms. Complimenting the bedroom quarters is the family bathroom, renovated to impress with feature wall to wall hobless shower recess and half shower screen. Gleaming white tiles and terrazzo style flooring. Trendy minimalistic basin, wall cabinet and a conveniently added wc. The laundry has also been renovated for practicality, with generous workable space, including a broad bench top, clothes rail and overhead cabinetry and there's a second wc just adjacent to the laundry. Step outside to an expansive patio area which extends past the back of the house, providing plenty of shelter for outdoor entertaining and positioned near garden beds where you can pot around and indulge in your green creations. As you would expect on a good old fashion big block, if a sizeable backyard is on your checklist, this one will not disappoint with a large lawn area to kick a footy or throw a frisbee with the kids. Car parking is well catered for with a long driveway for multiple cars, lock up undercover carport and space for extended parking if needed. Features in summary;- 3 good size bedrooms.- Lounge room with reverse cycle a/c.- Activity/sunroom. - Renovated kitchen and bathroom.- Jarrah floorboards.- Ceiling fans in living area and bedrooms. - Renovated laundry.- Large patio area.- Lock up under cover carport. - Front veranda under main roof. - Instant gas hot water system. - Security doors.- 728sqm block zoned R60. Location Benefits; Walking distance to Coolbellup Shopping complex, which offers a great selection of eateries, local barista coffee at MK Espresso. Woolworths, Optimal Pharmacy, medical centre, Coolbellup Community School, community centre, local library, skate park, Len Packham Reserve and regular bus service. Quick drive to the Kardinya Park Shopping Centre currently undergoing a multi-million dollar revamp, Fiona Stanley Hospital & St John of God Hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, Bibra Lake, Adventure World, quick access to Freeway, easy commute into Fremantle and mere minutes to Port Coogee and pristine local beaches. Contact Dino Valerio at MVP Real Estate to register your interest. *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.