

**13 Emilia Street, Coolbellup, WA 6163**



**Sold House**

Saturday, 2 March 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 728 m2**

**Type: House**



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**\$770,000**

Lying on a generous 728m<sup>2</sup> block with R60 zoning, this renovated 3 bedroom + home office character home offers generous bedrooms, high ceilings, multiple living zones, large garage and drive thru access Located in between Perdita Reserve & Hargreaves Park and close to public transport, shopping, local schools and all amenities, blink and you'll miss it!

- Freshly painted throughout
- Hybrid flooring with untouched Jarrah boards underneath
- High ceilings with modern LED lighting
- Reverse cycle air conditioning
- Spacious modernised kitchen includes 600mm wall oven, 4 gas hot plates, rangehood, dishwasher, tiled splashback, sink, fridge and microwave recess, automatic security shutter + plenty of bench / cupboard space with extra overhead cabinetry
- Spacious formal lounge with feature fireplace
- Large dining area
- R60 zoning – potential for 4 dwellings STCA
- Generous master bedroom with wall-to-wall floor ceiling built in robes
- Bedroom 2 is double sized with floor to ceiling built in robes and extra overhead cabinetry
- Main bathroom offers bath, shower with new tap fittings and single vanity with storage cupboards
- Bedroom 3 is queen sized with built in robes
- Home office /option for 4th bedroom
- Large laundry with separate WC
- Sunroom / second living area with tv antenna point and reverse cycle air conditioning
- Large rear yard with synthetic grassed area paved area and + rear option for kennels
- Lockup garage with huge, powered workshop
- Security screens
- Paved front yard with established citrus trees
- Walking distance to Coolbellup shops, school, library & park
- A short drive from Murdoch Train station
- Excellent proximity to local shopping, schools, public transport the freeway & Fiona Stanley Hospital

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.