

# 13 Hawkes Street, Coolbellup, WA 6163

## House For Sale

Wednesday, 10 April 2024



13 Hawkes Street, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 840 m2

Type: House



Ann Bashi Brown

0423556389

## UNDER OFFER BY ANN BASHI BROWN !!

A Home Amongst Leafy Serenity - 840sqm - R40 This charming North facing cottage, with a timber decked Veranda, allowing you to relax at the front, get some sunshine and chill out whilst overlooking a Lovely view. Located opposite Jarvis Park, it is undoubtedly the most tranquil and picturesque park and playground. In front of this property is the perfect place to meet friends for a picnic, take the kids to the playground or just enjoy the day. Property size is 840sqm, subdivide or hold on to this R40 zoning, Triplex block. Closest precinct of Coobellup to Fremantle, South Beach and Seton College. This property ticks all the boxes with Open Plan Living, Dining and Kitchen. Laundry room, 3 bedroom and a bathroom. Large Patio and backyard. Elevated decked Veranda. 2 garden Sheds. The original layout of the home has been renovated to create open plan living area that enjoys the lovely park outlook. The house including bathroom, and Kitchen was last renovated by Mirvac Homes in 2004. This also included 2 of the bedrooms being given mirrored sliding built in cupboards, with the third bedroom having ample space for free standing robes. The living and dining room overlooks both the front and rear yards. 2 of the bedrooms are also North facing with views of the Park. Jarrah floorboards throughout the living areas and bedrooms, are in great condition and together with the high ceilings make this a very charming cottage, home. For summer entertaining there is a large gabled south facing rear large Patio. The house has a reverse-cycle air conditioning and 4 ceiling fans. The big back and front yards offer great potential to create your own garden landscaping, play areas and relaxed outdoor spaces. Tenanted till 30th June 2024. At a Glance:-- 3 good size bedrooms, 2 with Built-in Robes- Renovated Bathroom with Bath & WC- Open plan Living, Dining & Kitchen - Laundry room next to Kitchen- 1 Reverse-cycle Air-conditioners- 4 Ceiling Fans- Gas Hot water System- Timber and Tile flooring- Large Patio 4.8m by 12m- 2 Garden Sheds- Carport + parks 4 on driveway- Block 840sqm - zone R40- Dimension - street front 17.1m and rear 24.6m, length 40.9m- Council Rate \$1692.04 per annum- Tenanted till 30th June 2024 at \$1450 a month. Opposite Jarvis Park and Playground. Why not take advantage of the central lifestyle living in Coolbellup offers, with a Day Care Centre, New & Old Shopping Ctr, Childcare Ctr, Library and Primary school.. Kardinya and Garden City Shopping Centre, South Fremantle, Murdoch University, Murdoch and Fiona Stanley Hospitals, The Mitchell Freeway, Corpus Christi High School, and North Lake Senior Campus, Bibra Lakes and other parks and recreational facilities are only a short drive away. Call, text Ann 0423556389 or email [ann@nextvisionrealestate.com.au](mailto:ann@nextvisionrealestate.com.au) today to secure this stunning home or visit our Home Open. A short trip to the delights of Fremantle, or access to the main city arterials of the freeways, providing excellent access to the CBD. Short walk to the local shops, day care, primary school, and Library. This home is worth placing at the top of your list. The property is in a good location, close to Park-playground, School, and Coolbellup shops and to Kardinya Mall, North Lake Senior Campus, Fiona Stanley Hospital, and Murdoch University. Easy access to Freeways. LOCATION:- Close-proximity and easy access to Fiona Stanley & St John of God hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Train Station, Kwinana Freeway, Bibra Lake Regional Playground, Fremantle and its many delights, popular local beaches including South Beach, Coogee Beach, Port Coogee Marina, and so much more... SHOPPING:- Coolbellup Shopping Centre will cater to all your local shopping needs, with Woolworths, Cafes, food outlets, and pharmacy. Kardinya Shopping Centre, a short drive away is undergoing a \$100M re-development project providing neighbouring Coolbellup residents with a large array of retail stores, right on their doorstep.