

**135 Coolgardie Avenue, Redcliffe, WA 6104**

THE AGENCY

**House For Sale**

Sunday, 24 March 2024

135 Coolgardie Avenue, Redcliffe, WA 6104

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1014 m2**

**Type: House**



Michael Keil  
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## EOI From \$799,000

This renovated character home presents a sensational opportunity for investors and developers alike! Positioned on a sprawling 1014 SQM block within the Redcliffe DA6 vision plan and just footsteps from the new Redcliffe Station, the location could not be more ideal! The three-bedroom home delicately balances original features with new renovations throughout, culminating in a superb living experience. The residence presents beautifully from the street with an alluring exposed brick facade. The home opens with a gallery-style entrance onto stylish wood look flooring and high ceilings. The formal living room is spacious and provides a quiet sanctuary after a long day. The master suite is positioned at the front and is complete with an ensuite. The open plan kitchen and dining room is light-filled and is a great platform for family togetherness. You'll love the country-style kitchen, perfect for unleashing your inner Masterchef! Two well-sized secondary bedrooms in addition to the primary bathroom ensure ample accommodation for the whole family. Transitioning from indoor to outdoor living, you'll be blown away by the space on offer! A paved alfresco leads to a sprawling backyard area - ideal for taking advantage of summer afternoons! This will be a wonderful property to rent out for a few years, before the area is re-zoned to R100! Don't hesitate, this one won't last long. Contact Michael Keil today to register your interest!

Property features: 1014 SQM block Located within the Redcliffe DA6 Vision Plan Master bedroom with ensuite complete with spa bath, shower and vanity as well as elegant tiling Spacious secondary bedroom with semi ensuite Formal living room upon entry with split system air conditioning Study nook Two spacious secondary bedrooms Combined bathroom and laundry Stylish wood look flooring High ceilings Ceiling roses and ornate cornices Open plan kitchen and dining room Country-style kitchen with timber island, lots of bench and cupboard space, overhead cabinetry, tile splash back and split system air conditioning unit Paved alfresco Double lockup garage Enormous backyard Side access Solar Roller shutters Water Rates: \$984.18 pa Council Rates: \$1,569.27 pa Location Features: Just footsteps from the new train station Close to excellent schools Walking distance to Perth Airport Easy access to Great Eastern Highway Close to renowned cafes, restaurants and amenities

Expression of Interest Close 1 April 2024 at 7.30pm (unless sold prior). Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be 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.