

# 15 Capulet St, Coolbellup, WA 6163

## House For Sale

Friday, 3 May 2024



15 Capulet St, Coolbellup, WA 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



Ann Bashi Brown

0894343525

**From \$789,000**

Welcome to this Well-Preserved renovated Cottage. Enjoy the elevated front decked Alfresco area. This much love, well maintained property, offers 3 Bedroom, 2 Bathroom house, with an open plan Kitchen, Dining and Living room. Home Office, Laundry nook with Linen cupboard. Mezzanine Studio above garage. 16 Solar Panels . Easy care Big backyard. Gated property, drive through to Garage through to a powered workshop. Lots of space for Boat and Caravan, parks 6 cars. Opposite park and playground. Short drive to Shops, Primary school, Library, Skate park & Tennis court. A short walk to Rinaldo Park and playground. Perfect Family Home or Investment Opportunity. Plenty of fruit trees. An open plan living that leads to an elevated front deck, perfect for entertaining friends and family. The kitchen opens to the large living and dining area. Second bedroom with a French door, that opens to the elevated front deck, ideal for entertaining. The master bedroom with ensuite with double vanity. Tile and Jarrah floorboards. The suburb is becoming increasingly popular for young couples and families, with amenities and close to shops, schools, and parks. At a Glance:-

- 3 good size Bedrooms
- 2 Bathrooms
- Open Plan Living , Dining & Kitchen
- Kitchen with Breakfast bar
- 3 Reverse Cycle AC + Ducted Evap & 5 Ceiling Fans
- Window Blinds
- Mezzanine studio room 5m by 4.5m above Garage
- Timber & Tile flooring
- Laundry nook + Linen cupboard
- Garage/Workshop 7.5m by 4.3m
- Front Decked 12m by 4m
- 16 Solar panels - 8kws
- Gas hot water system
- 2 Gas points in living and dining room
- 728sqm - Zone R30 - 18.1m by 40.23m
- Patio 5m by 3.2m
- Fruit trees - Olive Kalamata, Loquat, Fig, Lime, Orange and Fuqua
- Garden Shed

This home is worth placing at the top of your list. The property is in a good location, just a short walk to School and Coolbellup shops and a short drive to Kardinya Mall, North Lake Senior Campus, Fiona Stanley Hospital, and Murdoch University. Easy access to Freeways. Don't miss out, contact Ann Bashi Brown at 0423 556 389 or email [ann@nextvisionrealestate.com.au](mailto:ann@nextvisionrealestate.com.au) for further information.

**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.