

**2/20A Benedick Road, Coolbellup, WA 6163**

**One.**

**Sold Unit**

Friday, 18 August 2023

2/20A Benedick Road, Coolbellup, WA 6163

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

**\$458,000**

Ticking Boxes Whether you're looking for a solid investment, your first home or downsizing, this stylish two-bedroom, two-bathroom home offers its new occupants the perfect easy care, low maintenance lifestyle. Positioned a stone's throw from Rinaldo Park offering playgrounds and barbeque facilities. Walking distance to Coolbellup Community School and only 650ms from all amenities, eateries, cafes and Woolworths at Coolbellup Shopping Centre. Light filled and finished in neutral tones, the home features an open plan living, dining and modern kitchen area, enjoy glass splashbacks and stainless-steel appliances. Via a sliding door access to the paved and covered alfresco area (under the main roofline), boarded by synthetic low maintenance lawns. The main bedroom affords built in robes and a private ensuite, the robed second bedroom wasn't forgotten about, also featuring an ensuite bathroom. A separate powder room allows for a second water closet. Formal laundry facilities are off the kitchen, security screens and window treatments are throughout, ducted evaporative cooling and a double automatic garage with storeroom completes the package. On its own title, without quarterly strata fees! Currently leased to a fantastic tenant on a periodical (month by month) basis. This property presents a great opportunity to invest or is a desirable first home or downsizing option. Finer Details: Lot 2 on Strata Plan 58841 Volume 2721, Folio 293 Holding: 161sqm Disclaimer: \* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.