

21/15 Friar John Way, Coolbellup, WA 6163

Apartment For Sale

Saturday, 10 February 2024

21/15 Friar John Way, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 91 m2

Type: Apartment



Dino Valerio
0893376484

Fixed Date Sale

Welcome to 21/15 Friar John Way Coolbellup, proudly present by your local agents at MVP Real Estate. Situated in the attractive Verona apartment complex, fully secured and gated, with undercover parking, shared swimming pool facilities, superbly maintained landscaped grounds and majestic trees teeming with birdlife and private parklands with bbq facilities. This sizeable apartment offers lovely light filled living spaces, with north facing aspect from the living area, alfresco, main bedroom and study/office. This ideally located ground floor apartment is the perfect position to ensure optimum insulation for all season comfort, with solar passive aspect to filter glorious natural light during the winter months and welcomed relief from the summer swelters. Generous space with 91sqms of floor area, an affordable first home or ideal investment in this high yield rental market, well located near a bus route, close to shops, Fiona Stanley Hospital and Murdoch University. Entertaining your guests will be enjoyable with the spacious living area that connects seamlessly to the undercover alfresco area. Attractive new quality carpeting provides inviting appeal, extending into the passage and bedroom quarters. The living area has split system air-conditioning and connects to a roomy home office, which could alternatively be utilised as a separate dining or third bedroom. Well equipped kitchen with stainless steel appliances, ample cupboard space and servery overlooking the living area and outdoor entertainment area. A welcomed retreat at the end of a long day are the 2 gorgeous bedrooms, generous in size the sleeping quarters are comprised of the spacious master bedroom with built in mirrored robe, and additional master size second bedroom also with built in mirrored robe, plus optional third bedroom or study. Plenty of space in the roomy bathroom and combined laundry, large vanity with loads of cupboard storage. Enjoy tranquillity with the stunningly landscaped common grounds offering lush lawns/gardens and thriving trees. Just outside your courtyard there is a large lawn area to enjoy. After a long day after work or on weekends, enjoy a splash in the sparkling communal swimming pool, a refreshing relief during the summer months. Undercover car-bay and lockup storeroom, ideal to house your bikes and excess gear away from the elements, the complex is securely gated with an intercom system. Features at a glance;- 2/3 good bedrooms with built in robes.- Study/dining or third bedroom option.- Spacious living area, reverse cycle a/c, gas point.- Undercover alfresco area. - Combined bathroom/laundry, including washing machine and dryer. - Gas hot water system.- New quality carpets, new window treatments and freshly repainted. - Undercover carport and lockup storeroom.- Shared swimming pool and bbq facilities. Lot area; Floor area - 91 sqm Alfresco - 14 sqm Car bay - 14 sqm Storeroom - 4 sqm Total - 123 sqm Location Benefits; Walking distance to Coolbellup Shopping complex, which offers a great selection of eateries, local barista standard coffee at MK Espresso. Woolworths, Optimal Pharmacy, medical centre, Coolbellup Community School, community centre, local library, skate park, Len Packham Reserve and regular bus service. Quick drive to the Kardinya Park Shopping Centre, Fiona Stanley Hospital & St John of God Hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, Bibra Lake, Adventure World, quick access to Freeway, easy commute into Fremantle and mere minutes to Port Coogee and pristine local beaches. All offers presented by 4pm Monday 19th February, seller reserves the right to accept an offer prior to the closing date. Contact Dino Valerio at MVP Real Estate for further details.