

**23 Caprella Street, Heathridge, WA 6027**



**Sold House**

Thursday, 10 August 2023

23 Caprella Street, Heathridge, WA 6027

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 862 m2**

**Type: House**

**\$630,000**

Welcome to this inviting 3-bedroom, 1-bathroom family home nestled in the desirable coastal suburb of Heathridge. Boasting a generous 862sqm block with R20/R40 zoning, this property presents an incredible opportunity for development potential. Whether you're looking for a comfortable family home or an investment with future prospects, this residence offers the best of both worlds. Upon entering, you'll be greeted by a separate, air conditioned (reverse cycle) lounge area that provides a cozy space to relax and unwind. The open plan dining and kitchen area is perfect for creating memorable family meals and entertaining guests. The master bedroom is a private retreat with split system air conditioning & complete with a semi-ensuite bathroom for added comfort. The 2nd and 3rd bedrooms are generously sized, providing plenty of room for family members. With its well-designed layout, this home offers both privacy and spaciousness for all. Huge alfresco area for all weather entertaining overlooking beautiful landscaped gardens. Development options with R40 zoning on 862sqm (STCA) with adequate side access to retain and build a single dwelling to the rear or demolish and build 3 dwellings! There is plenty of parking for cars, boats or a caravan out front which ensures hassle-free parking. The location is ideal, with easy access to the Mitchell Freeway and public transport, as well as being close to local shops and schools. The proximity to the beautiful Ocean Reef beach and the upcoming Ocean Reef Marina is also a major drawcard for those who enjoy coastal living. FEATURES INCLUDE: 2 Garden sheds (1 near new). Newly installed irrigation system. Family friendly flooring. Neutral décor throughout plus, for your peace of mind, a security alarm and camera system. Walking distance to: Edgewater train station, Belridge shopping Centre, Belridge high school, Eddystone primary school. Close proximity to: Ocean Reef freeway access, Mater Dei College, Lakeside shopping Centre & Joondalup City Centre. Don't miss out on this incredible opportunity to own a family home with development potential in such a sought-after, cul-de-sac location. To secure this family home, call Gaylene today 0419 929 616. 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.