

# 24 Beach Road, Coogee, WA 6166

REALTY PLUS

## House For Sale

Wednesday, 12 June 2024

24 Beach Road, Coogee, WA 6166

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 913 m<sup>2</sup>

Type: House



Brad Milos

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## Offers - Contact Agent

BRAD MILOS is honoured to present 24 Beach Road Coogee. Contact Brad for a Price Guide. View the 3D Virtual Tour - NOW OPEN 24/7 All offers presented on or before 30th of June - Unless SOLD PRIOR

Escape to the coastal haven of Coogee, where "Beach Road" lives up to its name, offering unparalleled proximity to the pristine sands and azure waters of Coogee Beach, and where you are only moments away from Port Coogee, this property epitomizes coastal living at its finest.

**Property Highlights:**

- **Location:** • Just a stone's throw from Coogee Beach, less than 500 meters away.
- Within easy reach of Port Coogee, less than 1000 meters from your doorstep.

**Unique Features:**

- Elevated hillside position offering potential uninterrupted panoramic views of the Indian Ocean.
- Lovingly maintained since its establishment in 1955, this one-owner family home exudes timeless charm and character.

**Residence Features:**

- Three bedrooms in total offering flexibility for a second living area if desired for the rear bedroom.
- Upgraded kitchen, bathroom, and laundry with ample storage space.
- Solid brick structure with clay roof tiles, crafted in 1955.
- Raised ceilings with ornate cornices, timber-framed features throughout.
- Recently painted interiors with near-new hybrid flooring and carpets.
- Ducted reverse cycle air-conditioning and alarm system for comfort and security.
- Front and rear security door screens, external roller shutters for added privacy.
- Outdoor rear patio with adjustable sun shades, perfect for alfresco entertaining.
- Double remote electric powered side gate for convenience and security.
- Manicured gardens serviced by a clean water bore.
- Extra-large powered shed with 3-phase power, ideal for storage or hobbies.
- Extra room to park additional cars, boat/ caravan.

**Development Opportunities:**

- Rare 913sqm coastal land presents various development possibilities.
- Potential to extend or add another story to capitalize on coastal views.
- Zoned R20, allowing for separate rear development, (STCA) subject to council approval.
- Advantageous positioning for sweeping Indian Ocean views, promising a solid investment opportunity.

Essentially you are purchasing two properties in one, offering versatility and unbeatable value in a sought-after coastal location. Don't miss out on this rare - once in a lifetime opportunity to secure your slice of coastal paradise. What's your property worth in today's market? Request your complimentary property appraisal with Brad or visit [www.bradmilos.com](http://www.bradmilos.com) for more info.