

**253 Curtin Avenue, Cottesloe, WA 6011**

**DUET**

**Sold House**

Friday, 3 November 2023

253 Curtin Avenue, Cottesloe, WA 6011

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 428 m2**

**Type: House**



Susan James  
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**\$1,250,000**

**THE FEATURES YOU WILL LOVE** Could this be Cottesloe's best value property? Set on a 428sqm GREEN TITLE block with a very comfortable 1970s home, this property represents an affordable, entry level opportunity on the ocean side of highly sought after Cottesloe. Featuring a renovated kitchen and bathroom, a queen size bedroom with a dressing room and an open plan family and meals area, with the added benefit of a sealed right of way off Florence Street, there is plenty of scope to extend the existing home or demolish and build a new home in the future. Invest, move in or land bank – the choice is yours – but be quick!

**THE LIFESTYLE YOU WILL LIVE** Conveniently located close to all that North Cottesloe has to offer, you will absolutely love living here. Pick up a coffee from Daisies, buy groceries at the Eric Street IGA or pop down to Napoleon Street for some shopping or a bite to eat at one of the local cafes or restaurants. The sparkling water of world-famous Cottesloe beach is a short walk or bike ride away, Claremont Quarter is close by, and bus and train services are easily accessible. It's within the Shenton College and North Cottesloe Primary catchments, close to premium private schools and Fremantle and the CBD are just a train ride away. Please note, this property is being sold in "as is, where is" condition.

**THE DETAILS YOU WILL NEED** Council Rates: \$1,587.71 per annum Water Rates: \$1,164.47 per annum Land Area: 428m<sup>2</sup>