

# 3 Batten Street, Coolbellup, WA 6163

## House For Sale

Friday, 3 November 2023

3 Batten Street, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 728 m2

Type: House



Dino Valerio  
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## Set Date Sale

Welcome to 3 Batten Street Coolbellup proudly presented by MVP Real Estate. When you've been waiting for that special old style home that has the right feel and charm, you just know it, there's that immediate connection. This is one such a home that has that cute 60's cottage appeal. Set far back on this big old fashion 728sqm block, the walk up to this adorable residence is a delight with its lush lawns, rich green foliage and surrounding garden beds that the house proud owner has meticulously nurtured, providing an impressionable front yard and privacy screen, that compliments this light brick Cooby classic. The retro cottage, the big block, this is what the suburban dream is all about! This lovely home is tucked away in a quiet street adorned with trees and wide verges, amongst house proud neighbours, within walking distance to several amazing parks, located in the popular northern corridor, a great place to live as you start your property journey. With 3 generous size bedrooms, lovely light filled living area, bathroom with shower/bath combined, a spacious kitchen/meals area, roomy laundry and a quaint sunroom out back to laze around in. Step outside to a large patio where you can entertain your guests on breezy summer afternoons, so much yard space and potential to structure the yard any way you choose, there's a sectioned off area ideal for your vegie garden creations, this block is geared for the green thumb extraordinaire. Alternatively you might want to consider building an ancillary dwelling or explore subdivision options, the space is there for the taking! Features at a glance;- 3 spacious bedrooms.- Lounge room with ornamental fireplace.- Roomy kitchen with gas cooking and meals area.- Bathroom with bath/shower combined.- Sunroom enclosure.- Patio entertainment area.- 728 sqm block.- Zoned R30 with subdivision potential.- Parking space for multiple vehicle and drive thru access. Location Benefits; Walking distance to several stunning parks, Jarvis Park, Hargreaves Park and Robb Park just to list a few. Coolbellup is well catered for with local amenities, 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 15th November, seller reserves the right to accept an offer prior to the latest date. Don't delay and be quick to view this property to avoid disappointment, contact Dino Valerio at MVP Real Estate to register your interest.