

30 Duverney Crescent, Coodanup, WA 6210

House For Sale

Thursday, 25 April 2024

ACTON

belle
PROPERTY

30 Duverney Crescent, Coodanup, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 700 m2

Type: House



Brody Harris
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Emma Pinington
0895502000

Under offer

Renovated delight + drive through to powered shed Introducing a golden opportunity, brought to you by Brody & Emma from Team Harris! This impeccably renovated home awaits its new owner with nothing left to do but enjoy. Situated on a generous 700sqm lot, it boasts all the desirable extras: drive-through access to a powered workshop, additional storage shed, and two spacious patios perfect for entertaining outdoors. The expansive backyard provides ample space for kids or pets to play and offers plenty of room for a pool if desired. With bore reticulation and established fruit trees, it's a paradise waiting to be enjoyed. Step inside to find two fresh and spacious living areas, complete with reverse-cycle air-conditioning and ceiling fans for year-round comfort. The sleek and stylish kitchen features an island breakfast bar, brand new fittings and appliances, and ample storage space, catering to culinary enthusiasts. Enjoy the convenience of being close to all amenities, including parks, schools, medical facilities, shops, and public transport, this charming home presents an excellent opportunity to own a beautifully renovated property in a fantastic location. Whether you're in search of an immaculate first home, a place to raise a family, a retirement haven with a great shed to tinker, or an investment opportunity to add to your portfolio - this property is not to be missed!

Distinctive features:

- 700sqm lot, 116sqm floorplan, 1991 build
- 3 bedroom, 1 bathroom configuration
- 2 car garage complete with adjoining storage
- Drive through access to powered workshop
- 2 sizable patio's ideal for outdoor entertaining
- Huge backyard with bore reticulation and plenty of room for a pool if desired
- Freshly renovated throughout with updated flooring, painting and lighting throughout
- Multiple light and bright spacious living areas
- Stylish kitchen with island breakfast bar, brand new fittings and appliances and plenty of storage
- Updated bathroom complete with relaxing bath-tub
- Reverse-cycle air-conditioning, ceiling fans and gas bayonets for the cooler months
- Built in robes to all bedrooms
- Security screens to doors and windows
- Established gardens with fruitful lemon and orange trees
- Ideal location, nearby to the Forum Shopping Complex, Peel Hospital, medical facilities, schools, parks and public transport

Approximate rental appraisal: \$530 - \$580 per week

Approximate outgoings:

- Council Rates: \$1,900 per annum
- Water Rates: \$1,229 per annum

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