

30 FLORIZEL STREET, Coolbellup, WA 6163



Sold House

Wednesday, 23 August 2023

30 FLORIZEL STREET, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 374 m2

Type: House

Contact agent

To enquire, please call 1300 815 051 and enter code 6951 Welcome home, whether you are a first home buyer, downsizer, or investor this lovely presented Coolby gem would suit you just right! Conveniently located in a quiet street on the top of the hill of the most sought-after northeast section of the suburb, this R30 zoned double brick house sits on a gently forward-sloping survey-strata block of 374m² with a frontage close to 15 meters. Location, location location! Bring your family and come to have a look! Rest assured you would fall in love once you see it. A spacious retreat in such a peaceful neighbourhood like this is set to amaze you. Features include • A generous 374m² street front block zoned R30 with the house located at the back • 14.9m frontage that offers a lot of potentials including an ancillary dwelling (STCA) • 3 good size bedrooms: Master Bed room + 2 double sized bedrooms • Large modern kitchen with granite benchtop, gas cook top and SMEG appliances • Fresh renovated bathroom with stone bench vanity, shower, and main toilet • Bathroom tiled to the ceiling with gas HWS • 2nd separate toilet beside laundry for family convenience • Beautiful jarrah floorboards through out with high ceilings • Maximized under-covered areas to enjoy outdoor life at all times: Front porch, back and side patios. All paved for ease of care. • Evaporative aircon though only needed occasionally as the "Fremantle doctor" would keep you cool most of the summer • New roof coating Fancy living in a place on a quiet street but also close to everything? Be it the freeway, hospital, school, Uni, regional park or shopping centres, you name it. Below are direct distances to various facilities. • Samson primary School (750m) • Coolbellup Community School (500m) • Northlake Senior High (400m) • Seton Catholic College (1.5km) • Perth Waldorf School (2km) • Coolbellup Shopping Centre (550m) • Murdoch University (2km) • Fremantle (5km) • Fiona Stanley Hospital (3.5km) • Adventure World, Ice Arena, Bibra Lake Regional Playground (2km) • Kardinya Park Shopping Centre (1.2km) • Cockburn Gateway Shopping Centre (7km) • Perth CBD (14km) Like to sit under the front porch having a cup of tea while watching your kids play on the big lawn? Or prefer absolute privacy reading a book under the patio at the back? Your new home provides them all. There is nothing that "needs to be done". Thinking about additional space? Why not talk to the council and put in a plan for an ancillary dwelling at the front? Be it for the elderly family members or as a rental for some passive income. Your new property has so much potential. There is a lot that "can be done". Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but prospective buyers must make their own independent enquiries and rely on their own personal judgement about the information included. Seller accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a prospective buyer. The particulars contained are not intended to form part of any contract. To enquire, please call 1300 815 051 and enter code 6951