

30 Gabell Way, Koondoola, WA 6064

Initiative

House For Sale

Wednesday, 13 March 2024

30 Gabell Way, Koondoola, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 774 m2

Type: House



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mid 600s

Outstanding property with development potential! Welcome to 30 Gabell way Koondoola, a truly stand out property as far as functionality, space and comfort. You'll be thoroughly impressed with its very tidy, very well kempt front yard, with an impressive 20m frontage, lush green lawn and garden keeping the house cool in the hotter months and breaks wind to keep the warmth in during the colder months. The points of difference with this property amongst the rest are plenty. You'll notice that apart from a large formal lounge room you'll find a generously space open plan kitchen joining the dining area and another much much larger living area with its own split system aircon and wood fireplace. The kitchen offers large amounts of cabinetry and bench space with a modern style that wont require you to lift a finger, all you'll need is your pots and pans to get cooking! A breakfast bar opening up to the main living space will also make it perfect for entertaining guest. Rooms are all generously sized with two rooms that offer even more space have also got triple built in robes. You'll also notice the high ceilings make it so much more efficient at keeping the cool and warmth in the home. Functionality and space are abundant and obvious as you drive down the drive way in to the undercover parking space you'll see that the driveway just keeps going allowing space for a minimum of 3 to 4 cars securely parked within the property. Further more you wont miss the absolutely giant 6m by 6m workshop, complete with power and lighting, double lock up garage doors, and overhead space for more storage. Behind this enormous workshop you'll also find another well sized garden shed. You'll also find a lovely undercover entertainment area with 40mm pavers to give it a nice modern finish. For the astute investor or developer, this property is zoned R20/R40, meaning that you have the potential to develop the block into three lots with the option to retain and build. Features include but not limited to; -?Split system A/C -?Wood fireplace -?Breakfast bar through to living space from kitchen-?900mm cooktop -?Built in oven -?Overhead cabinetry-?Tile splash back-?Fridge recess -?Pantry -?Sunken living space -?Formal lounge -?Large Bathroom -?Tiles to the ceiling -?Large laundry -?Double brick through out exterior -?Single brick interior -?Zoned R20/40, 3 Unit Site With the very few properties that are available for sale let alone with as much features and functionality as this one, do not miss this prime opportunity to secure your next home. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.