

**31/79 Waverly Road, Coolbellup, WA 6163**



**Unit For Sale**

Friday, 17 May 2024

31/79 Waverly Road, Coolbellup, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 266 m2**

**Type: Unit**



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## Mid to High \$400K

A perfectly positioned 266 sqm ground floor Lot in the highly sought after suburb of Coolbellup. Centrally located to a variety of local amenities with public transport at your doorstep with easy access to the freeway and major transport links just minutes away. This stunning apartment is situated within walking distance to the main shopping and entertaining precinct, a variety of local parks and schools within the suburb and the highly anticipated redevelopment of the Kardinya Shopping Centre just moments away. Coolbellup offers a fantastic community atmosphere with many active local groups working with the council to revitalize the suburb and offer community events. It is also centrally positioned to the highly desirable entertaining precinct of South Fremantle, Fremantle and their stunning beaches, as well as the Perth CBD just 15km away. This freshly updated apartment offers a massive 152 sqm of external entertaining and yard area (with private access door) and a comfortable 92 sqm of internal living with a single carport and storeroom directly located outside your apartment. A well kept and gated complex that provides a tranquil and leafy outlook with expansive lawns and mature gardens throughout and a common area pool also provided. Filled with natural light, this property has also been freshly painted with new lighting, appliances, carpet and consists of an open plan layout with direct access to both your front and rear yards. The kitchen comprises of gas cooking with a new rangehood and oven with ample storage provided. Both bedrooms are spacious in size and offer floor to ceiling storage with the spacious bathroom also offering laundry facilities. The flexibility of the third room (off the main living) which can be set up as a bedroom, office, toy room or lounge is a huge bonus. A rare opportunity presents itself to own a ground floor, low maintenance property within a secure and desirable complex with a yard of this size.