

**45 Cordelia Avenue, Coolbellup, WA 6163**



**Sold House**

Wednesday, 13 September 2023

45 Cordelia Avenue, Coolbellup, WA 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$610,000**

1/45 Cordelia Avenue, Coolbellup - 199 sqm Survey strata block : 150 sqm Internal space (approx) - UNDER OFFER  
!!!!2/45 Cordelia Avenue, Coolbellup - 180 sqm Survey strata block : 146 sqm Internal space (approx) - UNDER OFFER  
!!!!3/45 Cordelia Avenue, Coolbellup - 228 sqm Survey strata block : 143 sqm Internal space (approx) - UNDER OFFER  
!!!!The Brand New Kids in the Block Cordelia Avenue is home to three beautiful new homes. With 3 bedrooms and 2 bathrooms apiece, each of these brand new properties provide a unique personality while maintaining the same level of quality and finish throughout. Perfectly situated to make the most of this central location. As you move effortlessly through these brand new villas, you will notice that while unique in layout, each offers a spacious design with dedicated open-plan living and dining areas and artfully designed kitchens - ensuring that your time is spent enjoying your fresh new lifestyle. High ceilings throughout create a wonderful sense of space while double-glazed windows provide limitless natural light and a true sense of warmth. With north-facing light enjoy endless winter sunlight, as well as being surrounded by lush greenery. The excellent use of space continues through to the master bedroom where you will find built-in wardrobes, and a master ensuite making each one a true sanctuary from day-to-day living. Two secondary bedrooms and a family bathroom will impress with high standard finishes throughout. Beyond your new front door, enjoy the warmth and vibrancy of a well established community. Tempest Park just beyond the back garden, revel in the fresh air and short strolls that will take you from playgrounds to coffee shops, and on to a multitude of local amenities. Located in the heart of Coolbellup, you are conveniently close to key transport links, making both Freo and the City easy choices for that effortless carefree lifestyle that you've been looking for. With each of these unique properties now available, there has never been a better time to take the opportunity to really make Coolbellup your new home. To view each of these properties contact Exclusive Listing Agent Ryan Brown on 0477 900 144. Features include but not limited to: • 3 Brand new double brick and iron homes • Survey Strata • Double glazed windows • 31c Ceiling Height • Private courtyard spaces • Secure double garage with indoor access • Reverse-cycle air-conditioning in living and master suite • Walking distance to multiple local parks • NO strata fees Located close to • 190m to Tempest Park • 500m to Coolbellup Shopping Centre (incl. Woolworths, pharmacy, MK Pizza, MK Burgers) • 600m to Len Packham Park • 750m to Hargreaves Park/Hargreaves Park Amphitheatre • 1km to Coolbellup Community School • 1.8km to North Lake Senior Campus • 2.1km to Pineview Community Kindergarten • 2.4km to Seton Catholic College • 3.9km to Murdoch University • 4km to Kennedy Baptist College • 5.2km to Fremantle College • 6.2km to South Beach • 6.9km to Fiona Stanley and St John of God Hospitals • 7.6km to Murdoch Train Station • 8.2km to Fremantle • 9.9km to Bull Creek Train Station • 22km to Perth