

**47/15 Friar John Way, Coolbellup, WA 6163**

**Apartment For Sale**

Sunday, 26 May 2024

47/15 Friar John Way, Coolbellup, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 91 m2**

**Type: Apartment**



Dino Valerio  
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## Contact agent for details

Welcome to 47/15 Friar John Way Coolbellup, proudly presented by MVP Real Estate. Situated in the attractive Verona apartment complex, fully secured and gated, with undercover parking, shared swimming pool facilities, and nature abounding with superbly maintained landscaped grounds and majestic trees. This sizeable apartment offers spacious living and great views of the stunning treescape and lush green grounds that surround the complex, seen from the living area, balcony, study and main bedroom. The ideally located top floor apartment is the perfect position, providing a feeling of privacy and security from this lofty vantage point. Generous space with 91sqms of floor area, an affordable first home or ideal investment in this high yield rental market, well located near a bus route, close to Fiona Stanley Hospital and Murdoch University. Entertaining your guests will be an enjoyable pastime with the spacious living area that connects seamlessly to the undercover balcony where you can sit out and enjoying drinks with the company of friends. The living area has reverse cycle air-conditioning and connects to a roomy home office, which could alternatively be utilised as a separate dining or third bedroom. Well equipped kitchen with stainless steel appliances and ample cupboard space. 2 generous size bedrooms consisting of a spacious master bedroom with built in mirrored robes, and additional large size second bedroom. Plenty of space in the roomy bathroom and combined laundry, large shower recess, vanity with loads of cupboard storage. Enjoy tranquillity that only nature can bring with the stunningly landscaped common grounds offering lush lawns/gardens and thriving gum trees, plus a communal swimming pool. 2 dedicated car spaces which you exclusively own, one undercover car-bay and second open car-bay, lock up storeroom ideal to house your bikes and excess gear away from the elements, the complex is securely gated with an intercom system. Features;- 2 good size bedrooms, master with mirrored built in robe.- Study/dining or third bedroom option.- Spacious living area/dining, gas point. - Reverse cycle split system a/c in living area and master bedroom.- Balcony with great views of landscaped grounds.- Combined bathroom/laundry.- Gas hot water system.- 2 car-bays and storeroom. Lot area; Floor area - 91 sqm Balcony - 6 sqm Car bay 1 - 16 sqm Car bay 2 - 13sqm Storeroom - 5 sqm Total - 131sqm Location Benefits; Walking distance to Coolbellup Shopping complex, which offers a great selection of eateries, local barista standard coffee at MK Espresso. Woolworths, Optimal Pharmacy, medical centre, Coolbellup Community School, community centre, local library, skate park, Len Packham Reserve and regular bus service. Quick drive to the Kardinya Park Shopping Centre, Fiona Stanley Hospital & St John of God Hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, Bibra Lake, Adventure World, quick access to Freeway, easy commute into Fremantle and mere minutes to Port Coogee and pristine local beaches. Contact Dino Valerio at MVP Real Estate to register your interest.