

# 52 Coolbellup Avenue, Coolbellup, WA 6163



## Sold House

Sunday, 13 August 2023

52 Coolbellup Avenue, Coolbellup, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 330 m<sup>2</sup>**

**Type: House**

**\$565,000**

Back on the market this quality, renovated 3 bedroom brick and tile cottage is a superb first home, investment property or city retreat, perfectly located an easy stroll to the supermarket, parks and cafes and the bus stop is at your front door for easy access to Murdoch train station and Fremantle just five kilometres away. It is the front home of just two on the block, set well back from the street thanks to Coolbellup's famous super wide verges. You have plenty of parking for the cars, caravan or trailer on hardstand at the front of the home together with mature fruit trees as part of a well establish garden. Take the couple of stairs up to the classic front porch - perfect for Sunday morning coffee at the outdoor setting, then inside to the welcoming open-plan kitchen, living and dining room. You'll appreciate the gorgeous glossy, red jarrah floors immediately and the immaculate kitchen which has been renovated in crisp white soft-closing cabinetry complemented sensationally by the stainless-steel appliances and rangehood. Take the rear door through to the laundry which has also been updated sensationally to have loads of modern storage space. The high gloss finish on cupboards here is duplicated in the bathroom, which has also been modernised with on-trend vanity, basin and tapware. From the living area you take the hall to the three bedrooms all enjoying loads of natural light thanks to big windows, especially the roomy master bedroom at the front of the home. This well-loved '60s built home has character plus and you'll appreciate the high ceilings, timber framed windows and of course those beautiful jarrah floors. **MAIN FEATURES:**Front home on strata block; no strata fees Renovated 3 bedroom 1 bathroom cottage with second w/cOpen plan living areasCentral kitchen with gas cooking, 900ml oven and rangehoodReverse cycle air in living areas Gas hot water systemRear courtyard with new lawn and fencingHardstand front parking for upto 4 vehiclesEstablished gardens with mature fruit trees Security screens throughout.330sqm block Zoned R60**LOCATION:**Bus stop on the doorstep 130m Coolbellup Shopping Centre including Woolworths supermarket and pharmacy 170m popular MK Espresso Café & MK Pizza150m Hargreaves Park 163m Len Packham Park Easy walk to Coolbellup skate park, library and community centre. 5kms iconic CY O'Connor Beach 280m Coolbellup Community School1km Samson Primary School 1.5kms Seton Catholic College 1km North Lake Senior Campus Council Rates approx \$1,685 PA, Water rates approx \$990 PACoolbellup properties are not lasting long on the market these days!! Hurry to submit your offer. Contact Exclusive Listing Agent Esther Sharp on 0411 834 435