

# 53 Cordelia Avenue, Coolbellup, WA 6163

## Sold House

Monday, 14 August 2023



53 Cordelia Avenue, Coolbellup, WA 6163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



Derick Pitt

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## Contact agent

Multiple Possibilities for the Savvy Investor or Home Owner! At a stone's throw from Tempest Park, lined with a privacy curtain of pine trees along the driveway is 53 Cordelia Avenue. This 728m<sup>2</sup> block with 18m frontage is zoned R60 and represents FANTASTIC development opportunities for savvy investors or families with their eye on Coolbellup who want to either renovate, build a granny flat or re-develop. Stroll down to the street to catch the bus, visit the park or do your shopping without having to jump in your car. Alternatively, if Fremantle is your scene, you are a short car ride from there as well as taking advantage of the nearby sights and activities that can be found at Adventure World, Cockburn Ice Skating Park and more. INTERIOR- Two Bedrooms equipped with Ceiling Fans- One Bathroom - Large Family and Dining Area with split system Air Conditioning and Gas Fire Heater- Kitchen with electric cooktop, oven as well as overhead and under bench cupboards- Tiled and carpeted throughout - Separate Laundry with shopper's entry from carport EXTERIOR- Single Carport with Rollerdoor - Paved, Extensive Backyard Patio - Established Gardens - Hobby Shed - Storage Shed - Hills Hoist style Wash Line- Instant Gas Hot Water System - Side Access LOCALLY- A short walk from Tempest Park - A short walk to the nearest bus stop - A five minute walk to Coolbellup Shopping Centre- A five minute walk to the Coolbellup Library- 2.6km to Bibra Lake Regional Playground- 3.8km to Murdoch University- 6km to Fiona Stanley Hospital - 7.5km to Coogee Beach - 7km to Kwinana Freeway entrances

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