

6 Mopsa Way, Coolbellup, WA 6163



House For Sale

Saturday, 11 November 2023

6 Mopsa Way, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 728 m2

Type: House



Zac Addenbrooke
0892596999

Offers from \$750,000

ACCOMMODATION Perched on a 728sqm block this gem of a home is the perfect retreat, with multiple living areas, a fantastic sunroom/games room to the rear, and a beautiful backyard and gardens, there is plenty for families, investors, and/or downsizers to love, and a whole host of modern features for your comfort. Inside is well appointed with a light and bright formal lounge at the front, an additional sitting room (or optional study nook), and a huge enclosed sunroom or games/playroom to the rear - perfect for entertaining family and friends, or for the kids to make their own. Each of the bedrooms are well sized with heaps of built-in storage, plus a bonus split system air conditioning system to bedroom 2. The open-plan kitchen has recently been renovated and features an induction cooktop and electric oven, plus a great-sized pantry in the laundry. Outside you will be delighted by the expansive, low-maintenance courtyard and garden beds that border - plenty of room for you to fit a veggie patch (for those with a green thumb) - plus a shed with AC power. Round the side you also have a lockup garage which can fit tandem parking for two cars, or a boat or caravan. It all comes finished off with evaporative air conditioning, ducted vacuuming (which extends to the garage area), solar panels and hot water system, roller shutters, CCTV cameras and an alarm system for safety and security, and fully automatic reticulation. What more could you want?

FEATURES & BENEFITS

- 728sqm block with lovely outlook
- Formal lounge/family room at the front of the home with roller shutters
- Great sized main and minor bedrooms each with generous BIR's
- Split system air conditioning unit to bedroom 2
- Renovated open-plan kitchen and dining area with induction cooktop and electric oven
- Spacious laundry with pantry and plenty of storage space
- Floor-to-ceiling tiles to the bathroom and laundry
- Ducted vacuum
- Evaporative a/c
- Fantastic enclosed sunroom, sleepout, or games room to the rear
- Beautiful outdoor area featuring a spacious paved courtyard bordered by lovely garden beds
- Garden shed with AC power
- Solar panels & solar hot water system
- CCTV Cameras
- Monitored Alarm
- Fully automatic reticulated gardens
- Lockable garage
- Additional storage space underneath the home, accessible via the garage

LOCATION Set in a sought-after southern pocket of Perth, Coolbellup is an up-and-coming suburb offering easy access to both Fremantle and Coogee hubs, the beautiful WA coastline, as well as easy access to the freeway and Perth CBD. Enjoy close proximity to the local schools, parks, shops, and public transport, including Kardinya Park Shopping Centre, Coolbellup Community School, as well as St John of God Murdoch and Fiona Standley Hospital.

CONTACT Represented by Zac Addenbrooke; contact him directly to book your viewing, or for more information txt "6 Mopsa" to 0437 414 178 for your free digital brochure.