

62 Malvolio Road, Coolbellup, WA 6163

House For Sale

Thursday, 13 June 2024



62 Malvolio Road, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 341 m2

Type: House



Ann Bashi Brown

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UNDER OFFER BY ANN BASHI BROWN !!

CHARMING COTTAGE !! CLICK ON VIDEO ICON FOR 3D VIRTUAL WALKTHROUGH Experience the charm of comfortable living with this delightful front free-standing house at 62 Malvolio Road, Coolbellup-a perfect haven for investors, couples, and those looking to downsize. Boasting a generous 341 square metres of land plus an additional 87 square metre shared driveway, this residence offers the ideal blend of space and low-maintenance appeal. Upon entering this inviting 3-bedroom, 1-bathroom home, you'll be greeted by the warmth of Jarrah and Tile flooring underfoot. The separate lounge room is a cosy retreat, while the open-plan dining and kitchen area, illuminated by a skylight, is equipped with a dishwasher and sleek stainless-steel appliances for your culinary endeavours. Ducted evaporative air conditioning ensures comfort throughout the seasons, and an alarm system provides peace of mind. The well-designed layout also includes a laundry room, a separate water closet, and the convenience of a paved, covered patio, which is perfect for alfresco entertainment. The cosy front veranda beckons you to unwind and enjoy the tranquil surroundings. Parking is a breeze with double paved spaces, and the property is safeguarded by security screen doors. Windows feature roller blinds, plus Gas hot water ensures your showers are always warm. With its proximity to Rinaldo Park, local amenities, and a mere 3-minute stroll to a children's playground, this home is a gem in a sought-after location. Don't miss the chance to appreciate this property's full potential. For enquiries, contact Ann at 0423556389 or via email at ann@nextvisionrealestate.com.au. A viewing is a must- this could be your next dream home or a solid addition to your investment portfolio. At a Glance:-- 3 Bedrooms- 1 Bathroom - bath/shower- Separate Front Lounge- Kitchen and Dining with skylight- Dishwasher and Stainless steel appliances in Kitchen- Ducted Evaporative Air-conditioning- Alarm system- Laundry room and Separate WC- Jarrah and Tile flooring- Paved covered Patio- Double paved parking- Easy care Yards- Window with Roller Blinds- Security screen doors- Gas Hot water system- Cosy Front Veranda- 341sqm + 87sqm shared drive-way- Rental appraisal - approx \$600 per week Located in close to Rinaldo Park and Playground, next to parklands and close to schools, shops and public transport. Close to Amenities, Coolbellup shops, Library and school. A short trip to the delights of Fremantle and Coogee Beach, or access to the main city arterials from the freeways, providing excellent access to the CBD. Walk to local shops, daycare, primary school and Library. Don't miss outMust view to appreciate ! Call Ann 0423556389 or email ann@nextvisionrealestate.com.au.