

67 Coolbellup Avenue, Coolbellup, WA 6163

Sold House

Monday, 6 November 2023

67 Coolbellup Avenue, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 809 m2

Type: House



Esther Sharp
0411834435

\$600,000

Calling all investors, developers and project managers, this is surely the developer's choice for land banking, with its PRIME LOCATION straight opposite the Coolbellup shopping precinct and on a bus route. Highly sought after, central based locations like these, that are close to services and amenities are frequently on the developer's radar and get snapped up quickly, due to the high demand for housing. Particularly with higher density zoning, making this an ideal site for multiple dwellings, NDIS or survey strata lots. This lot is DA approved for 4 dwellings, ready for you to leverage the benefit. For mum and dad investors, owner occupiers and renovators looking for a project, the original 3 bedroom home is a great one to roll up the sleeves on. Considering the spacious well designed home on offer this could be an opportunity that will bring you a lot of satisfaction and reward. The 1960's brick and tile home will cater well for a growing family with generous size bedrooms and a separate games room, while a combined kitchen and spacious dining and living area provides ample space for family living. With lots of space for parking, run your home business from this great location, subject to council approval. This unique development R60 zoned block is sitting on a spacious 809sqm. The block currently has Development Approval for 4 townhouses with three years validity, should you wish to leverage it in that way now or into the future. With accessible housing in desperate need and in growing demand, this property could be suitable for a NDIS Development.

- 809sqm Zoned R60
- Opposite Coolbellup Shopping Precinct
- Spacious 3 bedroom 1 bathroom home
- APPROVED PLANS for 4 x Townhouses
- Possibility for NDIS Development

Council Rates approx: \$1,672.30 pa
Water Rates: approx \$882 pa
This property is sold in AS IS CONDITION. Location benefits: Opposite the Coolbellup Shopping Centre, local eateries, cafés, pharmacy, medical centre, primary school, library and community centre, transport, surrounded by so many amazing parks which Coolbellup is popular for with beautiful Hargreaves Park, Len Packham and Tempest park at your doorstep, public library and sporting grounds. Short drive to the Kardinya Park Shopping Centre, which is currently undergoing a multi million dollar re-development project. Quick drive to Fiona Stanley Hospital & St John of God Hospital, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, quick access to Freeway, ride the bikes to Bibra Lake Regional Playground, easy commute into Fremantle and mere minutes to Port Coogee and popular local beaches. Coolbellup's popularity has increased in the last few years and prices are slowly catching up with it's neighboring suburbs. Get in now before prices escalate beyond your reach. A sensational opportunity not to be missed!! All offers presented by 4pm November 30th. The Seller reserves the right to accept an offer prior to the end date. To arrange a viewing of this unique property, please call your Coolbellup Area Specialist Esther Sharp on 0411 834 435