

8 Tybalt Place, Coolbellup, WA 6163

House For Sale

Wednesday, 17 January 2024



8 Tybalt Place, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 803 m2

Type: House



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All offers considered

Serene and Private Corner block, 803sqm Zone R60, in prime position, close to shops/library/bus stops, minutes away from Murdoch Hospitals and Uni, about 12kms from South Beach, Fremantle and about 17kms from Perth City: being close to major arterial roads/freeway/highway, convenient to find what you need relatively close by. This 3x1 house offers an inviting, colourful and quirky "Fremantle vibe", and because the front of the cottage is set below traffic level from Tybalt Place, very little street noise from the nature playground or skatepark, can be heard. Master bedroom and 2nd bedroom both comfortably fit queen beds, master bedroom has BIR, 3rd bedroom can comfortably fit a king single bed. Bathroom with handheld shower over bath, lounge room with built in storage/bookshelves: enclosed back veranda comprising of kitchenette area, 2nd WC, large open family room and cosy den which opens out onto back garden and timber deck. Entertaining areas at front, back and side of the house, outdoor sink handy for gardening or entertaining: easy care "bush garden" invites native birdlife, large/well established mulberry tree and pink guava tree thrive in the back garden: sandpit can easily be converted to extra deck space if preferred, and veggie patch can quickly be restored by the knowledgeable gardener. Secure fencing in all areas means peace of mind for families with small children or pets. Reverse cycle air conditioners (4) in the lounge room, 3rd bedroom, family room and den. DC reversible Ceiling fans (8) with light, operated from remote control in all rooms except bathroom. Full retic in all garden areas. Extensive driveways off both street frontages, offering easy parking for boats/caravan/extra cars etc, plus covered carport (*currently housing spa, not included in the sale) is perfect for a small car. 6kw Solar panels (20) with 5kw inverter. Whole of house roofs painted with solar reflective paint, reducing inside temperatures by up to 13'c. At a Glance :-- 3 Bedrooms + 1 Bathroom + 2 WC- Separate Front Living room- Rear family room and Den- Dining and Kitchen- Kitchen with Pantry- Kitchenette with Laundry- Garage & Carport (4 Car Spaces inside the property)- 4 reverse cycle Air conditioners & 8 Ceiling Fans- 2 decked Entertainment area (front & rear)- Timber, Tile & Carpet Flooring- Gas instantaneous Hot Water System- 1 year - 20 Solar Panels - 6KW with 5 inverters- Fully Gated drive thru to carport/ garage /shed- Powered Workshop 4.5m by 6m & Shed 2.4m by 6m- 2 fully gated entrance from Tybalt & Cordelia- 803sqm - zone R60- Close to Park & Playground. Short walk to Rinaldo Park and Playground. Why not take advantage of the central lifestyle living in Coolbellup offers, with a Day Care Centre, New & Old Shopping Ctr, Childcare Ctr, Library and Primary school.. Kardinya and Garden City Shopping Centre, South Fremantle, Murdoch University, Murdoch and Fiona Stanley Hospitals, The Mitchell Freeway, Corpus Christi High School and North Lake Senior Campus, Bibra Lakes and other parks and recreational facilities are only a short drive away. Call, text Ann 0423556389 or email ann@nextvisionrealestate.com.au today to secure this stunning home or visit our Home Open. A short trip to the delights of Fremantle, or access to the main city arterials of the freeways, providing excellent access to the CBD. Short walk to the local shops, day care, primary school and Library. This home is worth placing at the top of your list. The property is in a good location, close to Park-playground, School, and Coolbellup shops and to Kardinya Mall, North Lake Senior Campus, Fiona Stanley Hospital, and Murdoch University. Easy access to Freeways. LOCATION:-Close-proximity and easy access to Fiona Stanley & St John of God hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Train Station, Kwinana Freeway, Bibra Lake Regional Playground, Fremantle and its many delights, popular local beaches including South Beach, Coogee Beach, Port Coogee Marina, and so much more...SHOPPING:-Coolbellup Shopping Centre will cater to all your local shopping needs, with Woolworths, Cafes, food outlets, and pharmacy. Kardinya Shopping Centre, a short drive away is undergoing a \$100M re-development project providing neighbouring Coolbellup residents with a large array of retail stores, right on their doorstep.