

**15 Wyola Street, Cooloongup, WA 6168**

ACTON

**belle**  
PROPERTY

**House For Sale**

Friday, 12 July 2024

15 Wyola Street, Cooloongup, WA 6168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



Lee Murray  
0419592228



Paige Murray  
0419037599

## Offers Over \$585,000

This well-located brick and tile home, set on a spacious 700sqm block, features three bedrooms and one bathroom, complete with reverse cycle split system air conditioning for year-round comfort. The updated kitchen, complemented by neat vinyl plank flooring and timber skirting boards, adds a modern touch to the interior. The property boasts practical additions such as bore reticulation, roller shutters on the front windows, and security screens on some of the doors and windows, ensuring peace of mind. Enjoy outdoor living with a good-sized pergola area, a garden shed, and convenient side access to the backyard, where you can create your own private oasis. Ideally situated, the home is close to public transport, Breaden Drive Reserve, and local shopping amenities, making it a perfect blend of convenience and comfort. Rental Appraisal: \$540 - \$570 per week • Reverse cycle split system air conditioners in the front living room and master bedroom • Separate living areas including an enclosed sunroom which would make a perfect games room • Updated kitchen with fridge recess, electric 900mm stainless steel stove, and views to the backyard • Good size master bedroom with a triple mirrored built-in robe • Modernised bathroom with vanity and Roman bath • Solar hot water system • Garden shed for extra storage of your gardening tools • Roller shutters, security screen door and security windows • Bore reticulation to the front yard You are always welcome to contact Lee Murray or any of his team if you would like further information regarding this property or to organise a personal inspection outside the home open. [www.belleproperty.com/terms-of-use](http://www.belleproperty.com/terms-of-use)