

# 2 Coleman Way, Karrinyup, WA 6018



## House For Sale

Wednesday, 19 June 2024

2 Coleman Way, Karrinyup, WA 6018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 872 m2**

**Type: House**



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**From \$1,350,000**

Originally built in 1964, this charming home has been cherished by the same family for decades. Nestled on an expansive 872m<sup>2</sup> corner block with R30 zoning, this property offers the unique opportunity for potential triplex development in the vibrant, coastal suburb of Karrinyup. This three-bedroom, one-bathroom home is filled with character and features spacious living areas, a well-sized kitchen, and a dining area that boasts surreal views of Lake Gwelup Reserve and beyond. The renovated kitchen and gorgeous floorboards add to the home's charm. Each of the three generous-sized bedrooms is bathed in natural light from large windows, with the main bedroom featuring an entire wall of built-in robes for ample storage. The massive living room, measuring 6.6m x 3.8m, can be adapted to suit your family's needs, whether as a games room, second living room, kids' playroom, or home office. The property also includes a neat and tidy bathroom with a bathtub, shower, and single vanity, as well as a well-sized laundry. The great alfresco area between the dwelling and garage offers protection from the weather, making it perfect for year-round use. The expansive yard and gardens are packed with potential for stunning landscape design. Key features include dual driveways: one leading to the front of the home with parking for at least two cars, and the other to a massive 4.8m x 9.1m garage/workshop. This unique feature provides the ability to store multiple cars, a caravan, camper trailer, boat, or any other needs. This property presents an outstanding opportunity for those looking to enjoy a large landholding in the area, developers aiming to capitalise on the development potential, or a family looking to build an imposing home to take in the breathtaking views from the city, to the lake, to the hills. Key Distances: \* Lake Gwelup Reserve: 550m \* Karrinyup Shopping Centre: 395m \* St Mary's Anglican Girls School: 1.5km \* Trigg Beach: 2.9km \* Scarborough Beach: 2.9km \* Hale School: 3.64km This property is not just a home; it's a testament to the love and care of its long-time owners. It offers a rare combination of charm, potential, and an enviable location. Built in 1964 Zoning: R30 Land Size: 872 sqm Council Rates: \$1659.17 p.a Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.