

22 Sebastian Crescent, Coolbellup, WA 6163

House For Sale

Wednesday, 19 June 2024



22 Sebastian Crescent, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 728 m2

Type: House



Ann Bashi Brown

0894343525

From \$749,000

Nestled within the tranquil neighbourhood of Coolbellup, 22 Sebastian Crescent stands as an inviting 3 bedroom abode, perfect for families, investors, or those looking to downsize without compromising on space or comfort. This Picket fence property is set on a generous 728-square-metre parcel of land, this beautifully maintained house offers an idyllic blend of privacy and open-plan living. As you enter, the home welcomes you with a light-filled ambiance, complemented by the rich textures of Jarrah timber and Tile flooring. Each of the 3 bedrooms is equipped with ceiling fans with remote controls for added convenience, plus 2 built-in Robes. The renovated bathroom adds a touch of modernity practicality for family living. The heart of the home is the Kitchen, which flows seamlessly into the Dining and Living areas. Open plan family area with a Reverse cycle Aircon unit, comfort is assured all year round. Step outside to the rear and discover a serene Balinese-style alfresco area, complete with Timber decking and a 6x4 metre gable Patio, offering a picturesque retreat to unwind amidst nature's soundtracks. For those with a penchant for hobbies or requiring extra storage, the property features a powered and insulated 6x5 metre workshop, as well as a garden shed discreetly located within the carport. The drive-through carport, with its elevated position, allows for secure parking and easy access to the workshop. This home truly caters to all needs, with additional features including window roller blinds, a gas point for heating, and even a delightful cubby house for the younger residents. This property unique offering, promises a lifestyle of comfort, convenience, and tranquillity. Viewing is a must to fully appreciate what this gem has to offer.

Features at a Glance :-

- 3 Bedrooms + 1 Bathroom
- Open plan Kitchen, Dining and Living room
- Renovated bathroom
- 2 bedrooms with built in Robe
- Ceiling Fans in 3 bedrooms with remote control
- 1 reverse cycle Aircon in open plan living area
- Jarrah Timber and Tile flooring
- Window Roller blinds
- Laundry room + WC
- Carport with gated drive thru rear
- Timber Decking with gable Patio - 6m by 4m
- Cubby house
- Workshop / shed - 5m by 6m (council approved)
- Garden shed 1.2m by 0.5m in Carport
- Gas point for heater
- 728sqm - zone R30
- Water Rates \$960 per year
- Council Rates \$1693 per year

Close to Amenities, Coolbellup shops, Library and Schools. Easy access to Train Station and Freeways. Don't miss out Must view to appreciate ! Call Ann 0423556389 or email ann@nextvisionrealestate.com.au for further information. 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, day care, primary school and Library. Short drive to Kardinya Mall, North Lake Senior Campus, Fiona Stanley Hospital, and Murdoch University. Shopping is well catered for with the local Coolbellup Shopping Centre, Woolworths, Cafes, food outlets, Optimal Pharmacy. A short drive to the Kardinya Shopping Centre which will be undergoing a \$100M re-development project, will be a huge benefit for Coolbellup residents. Mere minutes to Fiona Stanley & St John of God hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, quick access to Freeway, ride the bikes to Bibra Lake Regional Playground, quick drive into the lively Freo Café strip & City Centre, Port Coogee and popular beaches.