

**23 Kallang Road, Coodanup, WA 6210**

**House For Sale**

Wednesday, 13 March 2024



23 Kallang Road, Coodanup, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



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## Offers Over \$489,000

Presenting 23 Kallang Rd, Coodanup to the market! We are excited to open the doors to this cracker of a property. Offering a two bedroom home with a renovated bathroom, PLUS a granny flat/studio, plenty of parking, a powered workshop/garage, large enclosed sun room all on a sub-dividable 1012sqm block. Seller has secured Conditional WAPC Approval for sub-division. Features: Freshly painted Open plan living and dining Both bedrooms have built-in robes & fans Practical kitchen with skylight; gas cooktop Plus granny flat / studio with bathroom facility Decent sized bedrooms with built-in robes Separate toilet Renovated spacious bathroom with shower, bath & vanity Established gardens Enclosed sun room with width of the home Wide front verandah Potential for more side access down the eastern side Split system in main dwelling as well as granny flat Ceiling fans Security screens and doors Natural gas for heating and cooking Instantaneous gas Rinnai hot water system Fruit trees; orange, mandarin, lime Chicken condo to enjoy your fresh eggs Fully fenced / gated Built in 1980 1012sqm Zoned R20 Fetching \$400/week – great tenants, Lease expires 15/05/2024 Brick veneer construction Water Rates \$1072/yr approx. Council rates \$1800/yr approx. Looking online is one thing, but nothing beats seeing the real thing! Contact Exclusive Selling Agent Martha Malkovic on 0439 930 043 or martha@kevingreen.com.au to arrange your walk through. 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. Martha Malkovic 0439 930 043 martha@kevingreen.com.au Find Me On FaceBook.