

25 Coogee Street, Milpara, WA, 6330



House For Sale

Wednesday, 14 August 2024

25 Coogee Street, Milpara, WA, 6330

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Kyle Sproxton

0438880439

MODERNISE AND CAPITALISE

Here's an exciting project for a first home buyer, family buyer or investor looking to pick up an already great value home and add further value with a straightforward renovation and facelift.

Those astute enough to recognise its excellent possibilities and roll up their sleeves will be rewarded with a solid family home on a whopping 1,831sqm corner block with a double garage-workshop and a freestanding games room.

Though the wet areas and kitchen are dated, and some flooring and décor need replacement, there's a lot to admire about this 1970s property.

Tucked away from the road behind a screen of native trees and a U-shaped driveway, the brick veneer home enjoys a private setting with a lovely outlook onto the well-maintained backyard, which is mostly in grass with a few tall trees and ample space for growing veggies and planting fruit trees.

An air-conditioned lounge is the main living room, where good natural light pours in from three windows on two walls and a wood fire makes for cosy winters.

Adjoining this is a sizeable dining area and then the functional kitchen, with neutral ceramic floor tiling and gas cooking. Sure to be a popular spot for family barbecues and entertaining is the big, undercover patio – a relaxing space for chilling out and watching the birdlife attracted to the lush back garden.

Two of the three bedrooms are queen sized and the third is a double, and there's an office or study. The bathroom has a bath (that requires reconnecting to the septic system), walk-in shower (that needs a little TLC) and vanity, and the toilet is off the laundry.

Accessed around the corner from the home, the double garage-workshop has power connected, workbenches installed in one half and a walk-through door from the backyard. There's also a single garage next to the house for the family car.

Offering plenty of scope for artistic types or active teens, the Colorbond games room or studio is a real bonus. This concrete-floored structure is lined and has sliding glass doors and power.

Another key attraction of this real estate is its convenient location, only six minutes from town and within easy reach of a major supermarket and schools.

This is an outstanding opportunity to snap up a substantial property, modernise it and move in – or lease it to realise impressive returns in the burgeoning rental market.

Being sold “as-is” with a Building Inspection and Timber Pest Inspection upon request, please contact the exclusive listing agent, Kyle Sproxton on 0438 880 439 for a viewing and further information.

What you need to know:

- 1970s brick home
- 1,831sqm corner block
- Air-conditioned lounge, wood fire
- Undercover patio
- Dining area
- Kitchen with gas cooking
- Study or office
- Two queen bedrooms; one double
- Bathroom with bath, shower, vanity
- Laundry and toilet
- Double garage-workshop with power
- Single garage next to home
- Freestanding studio or games room
- Six minutes from town, near schools, supermarkets
- Ready for renovation – excellent opportunity for family buyer or investor
- Sold “as-is” with Building & Timber Pest Inspection Reports available
- Council rates \$2,195.79
- Water rates \$282.60