

# 3 Friar John Way, Coolbellup, WA 6163

## House For Sale

Sunday, 23 June 2024

3 Friar John Way, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 728 m2

Type: House



Dino Valerio  
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## OFFERS PRESENTED TODAY 23RD JUNE!

Welcome to 3 Friar John Way Coolbellup, proudly presented by MVP Real Estate! This cherished home has been a place of love and joy for years, with the same owner since it was built, where they raised their family. Now, the time has come to downsize and pass the baton to a new homeowner. Situated on an elevated 728sqm block in a sought-after neighborhood, this delightful residence features an appealing rendered frontage and a bullnose awning. Its north/south aspect provides ideal solar passive positioning, and it is zoned R40. Step inside to discover vibrant, light-filled living spaces, including a pristine formal lounge and dining area with polished jarrah floorboards. The adjacent kitchen offers superb functionality with a gas cooktop, electric wall oven, pantry, generous cupboard space, and a lovely view of the backyard. The home boasts three carpeted bedrooms. The master suite features built-in robes, a ceiling fan, and a reverse cycle split system A/C. The second bedroom, which can also serve as a study, includes built-in storage cabinets and overhead shelves. The family bathroom services the bedroom quarters with a wall-to-wall shower recess and vanity. From the lounge room, gorgeous French doors lead to a large family room extension, filled with warm natural light from the northern windows. This room, complete with a reverse cycle split system air-conditioner for year-round comfort and a slow combustion fire for cozy winter nights, is a space you'll love spending time in. Step outside to an expansive gable-roofed patio, perfect for entertaining. This massive space, equipped with lighting and generously allocated outdoor power points, will impress your guests during barbecues and special occasions. The split-level backyard offers lush green spaces, beautiful established trees, and a charming fish pond. Its north-facing aspect welcomes the winter sun, providing a delightful outdoor retreat for your enjoyment.

**Features:-** Formal living area with jarrah floorboards & wall a/c.- Large family room with split system a/c and slow combust fire.- 3 bedrooms, master suite with reverse cycle split system a/c. - Bathroom with wide wall to wall shower recess. - Kitchen with generous cupboard space, gas hotplate, wall oven.- Huge gable roof patio and split level backyard. - Garden sheds and fish pond.- Gas hot water system.- 728 block zoned R40.

**Location Benefits;** Short stroll to stunning Recess Park at the Playground Estate. Close to a regular bus route on Romeo Road and walking distance to Coolbellup Shopping complex, which offers a great selection of eateries, local barista coffee at MK Espresso. Woolworths, Optimal Pharmacy, medical centre, Coolbellup Community School, community centre, local library, skate park, Len Packham Reserve and regular bus service. Quick drive to the Kardinya Park Shopping Centre currently undergoing a multi-million dollar revamp. Short driving distance to Fiona Stanley Hospital & St John of God Hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, Bibra Lake, Adventure World, quick access to Freeway, easy commute into Fremantle and mere minutes to Port Coogee and pristine local beaches. If you're looking for that homely feel and that big block lifestyle, this is a home to create your own special memories, make it a priority to get to the first inspection. Contact Dino Valerio at MVP Real Estate to register your interest.

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