

**36 Coolbellup Avenue, Coolbellup, WA, 6163**

**House For Sale**

Wednesday, 14 August 2024



36 Coolbellup Avenue, Coolbellup, WA, 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Ann Bashi Brown

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## Gorgeous Living With A Fabulous Feel - 728sqm R60

Nestled in the suburb of Coolbellup, 36 Coolbellup Ave presents an outstanding opportunity for developers, families, and investors alike. This renovated 3 bedrooms, 1 bathroom abode is poised on a generous 728 square metre block, with R60 zoning, offering significant development potential.

Beyond the electric auto gate, the charming white picket fence lies a Veranda that stretches 10 metres in length, setting the stage for a home that beautifully blends traditional character with contemporary comfort. The Open Plan living, dining, and kitchen areas have been thoughtfully extended, with the main living area boasting high ceilings with insulation, downlights, and roller shutters, ensuring a tranquil environment. Characterised by its floorboards, tiles, and carpeting, the property features an updated Kitchen with a pantry, a sizeable laundry room doubling as a scullery, and built-in mirrored robes in all bedrooms. The bathroom is modern and functional.

For the automotive enthusiast or craftsman, there are a large, powered sheds/workshop in the rear, complementing the garage's drive-through access. Internal parking caters for up to 6 vehicles, making this a haven for gatherings and projects. Outdoor living is a breeze with a low-maintenance garden, and a paved, covered entertainment area, perfect for the Western Australian lifestyle. This residence also benefits from convenient proximity to shops, schools, transport, and parks.

With significant features such as a fully rewired electrical system to meet current standards, instant gas hot water, a reverse-cycle air conditioner, and a cosy wood fireplace, 36 Coolbellup Ave is more than a house; it's a home with potential, warmth, and a bright future ahead.

This home features:-

- 3 bedrooms - all with built-in mirrored robes
- Open Plan extended Living, Dining & Kitchen
- Kitchen with Pantry, Fridge space in the Laundry/scullery
- Powered Shed/Workshop - 6m by 6m
- Laundry room with Benchtop, next to Kitchen
- Timber, Carpet & Tiles flooring
- Extended main living area
- Bathroom with bath/shower (asbestos remove)
- Single Garage with drive-thru rear access
- A Reverse-cycle conditioning
- Gas Heating & Wood Fireplace
- Paved outdoor covered Entertainment area - 4.8m by 4.5m + 5.2m by 2.4m
- Window locks & Screen doors
- Roller shutters on 3 front windows
- Instantaneous Gas hot water system
- Big front Veranda and secure backyard
- R60 zoning development potential - 728sqm
- 3yrs newish ceilings in the living, dining, laundry & first bedroom (fresh insulation & downlights)
- Fully rewired to meet current standards
- Electric double size front auto gate
- Secure white picket fence and hedge, making the front space private and usable

Don't miss out, come and view this massive home. Close to schools, library and shops. Easy access to Train Station and Freeways.

Short drive to Kardinya Mall, North Lake Senior Campus, Fiona Stanley Hospital, and Murdoch University. Don't miss out, contact Ann Bashi Brown on 0423 556 389 or email [ann@nextvisionrealestate.com.au](mailto:ann@nextvisionrealestate.com.au) for further information.

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 Cafe strip & City Centre, Port Coogee and popular beaches.