

5 Egeus Way, Coolbellup, WA 6163



House For Sale

Saturday, 29 June 2024

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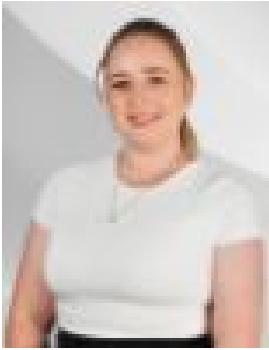
Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 728 m2

Type: House



Simone Bateman
0427711321



Peter Menaglio
0865000200

Offers Over \$749,000

This exceptional property presents a unique opportunity for investors, developers, and owner-occupiers alike. Situated within walking distance of the beautiful Beeliar Regional Park, this property combines modern amenities with the charm of a peaceful neighborhood, making it a highly desirable acquisition.

Property Details-Bedrooms: 4-Bathroom: 1-Parking: Carport with space for 2 cars plus an additional driveway on the front left hand side of the home-Flooring: Beautiful floorboards throughout the living, kitchen and secondary bedrooms-Living Areas: Separate living area for additional privacy and comfort-Kitchen: Updated with modern fittings and appliances-Outdoor Space: Features a huge back outdoor area, perfect for entertaining or relaxation-Storage: Includes a powered storage shed to the rear and an internal potential storage area or kids games area in the rear of the home

Location HighlightsSchools: Coolbellup Community School - 1.5km walking distance Samson Primary School - 1.5km walking distance North Senior Campus School approx 1km away Murdoch University and Fiona Stanley Hospital 10 min drive away Supermarkets: Closest supermarket is Woolworths Coolbellup - 1km walking distance Shopping: Kardinya Shopping Centre, undergoing exciting developments with additional parking and new eateries, is only a 5-minute drive away Transport: Closest train station is Murdoch Station, approximately 10 minute drive away Closest bus station is located on Waverly Road, just a 5-minute walk away Proximity to Fremantle: Under 15 minutes by car, providing easy access to vibrant Fremantle with its dining, shopping, and cultural attractions

Why This Property?Investors High Rental Demand: The property's location near schools, parks, shopping centers, and transport hubs makes it highly attractive to potential tenants, ensuring a steady rental income. Capital Growth Potential: The ongoing development in the surrounding areas, including the Kardinya Shopping Centre, enhances the property's value, promising significant appreciation over time. Developers Redevelopment Potential: The large outdoor area and ample space offer potential for redevelopment or expansion, providing an opportunity to maximize the property's value. The property is R30 zoning with potential subdevelopment subject to council approval. Strategic Location: Proximity to Beeliar Regional Park, Kardinya Shopping Centre, and local amenities increases the appeal of any future developments, ensuring strong market demand. Owner-Occupiers Comfort and Convenience: The well-appointed living spaces, updated kitchen, and expansive outdoor area create a perfect home environment for families and individuals. Lifestyle Benefits: Enjoy the tranquility of nearby Beeliar Regional Park, convenient access to schools, shopping, and public transport, and the vibrant lifestyle offered by nearby Fremantle. This property presents a blend of practicality and comfort, making it an ideal choice for diverse buyers. The proximity to Beeliar Regional Park, Kardinya Shopping Centre, and other amenities enhances its appeal, ensuring convenience and a high quality of life for residents. Please note the property is being sold on an as is basis. For further information or to arrange a viewing, please contact us at your earliest convenience.