

63 Hartley Street, Coolbellup, WA 6163

One.

House For Sale

Wednesday, 19 June 2024

63 Hartley Street, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 764 m2

Type: House



Marcel La Macchia
0422408711

From High \$800,000's

Nestled in a family-friendly neighbourhood, directly opposite the scenic Robb Parklands and playgrounds, lies an exceptional opportunity. This immaculately presented brick home features meticulously maintained lawns and paving, all securely enclosed behind automatic gates and limestone fences. Offering the perfect blend of tranquillity and convenience, this residence is ideal for families, tradespeople, resizers, developers and investors alike. Don't miss out on this unique gem! Spread across a smart, single-level floor plan, this home is adorned with original hardwood timber flooring and bathed in natural light, set to impress from the moment you step inside. It comprises three generous bedrooms, a fully renovated interior, and a spacious living area that has been thoughtfully extended. The open-plan kitchen and dining area boasts functionality, featuring corner windows and a built-in Scandia wood heater, perfect for cozy family gatherings. Outside, the rear of the home features a lush, grassed yard and an expansive paved patio area, perfect for outdoor gatherings. The standout feature is the exceptional workshop space that must be seen to be believed. A mechanic's dream, it includes a two-post hoist, high entry points for caravan or RV parking, a three-phase power supply, an additional side roller door, and over 100sqm of space. This versatile area is ideal for retirees, small business owners, or tradespeople needing ample storage and workspace. Adding to the home's appeal, additional features include split system air conditioning units, a skylight, LED lighting, security cameras, a security mesh screen on the front door, stainless steel appliances, and a built-in pantry in the kitchen. The front veranda boasts feature epoxy flake flooring along with the laundry which also includes reconditioned original louver windows and a separate water closet. With two crossovers and wide drive-through access, convenience is assured. Perfect for a young family, the home is surrounded by excellent public and private schools, such as Seton Catholic College, North Lake Senior Campus, Our Lady of Mount Carmel Primary, East Hamilton Hill Primary, and Samson Primary Schools. The property is just moments away from Jarvis and Hargreaves Parks, and close to Woolworths and Coolbellup Shopping Centre. With easy access to transport options along Winterfold Road and Coolbellup Avenue, it's just 3.5 km to Murdoch University and 5 km to the Freeway or the sparkling waters of South Beach. Embrace a lifestyle of convenience in this charming abode. Don't miss out - inspect today!

Finer Details: Lot 322 on Plan 8231 Volume 5, Folio 317A Area: 764sqm zoned R40 Disclaimer: * The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.