

# 26C Coolbellup Avenue, Coolbellup, WA 6163



## Villa For Sale

Thursday, 4 July 2024

26C Coolbellup Avenue, Coolbellup, WA 6163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 69 m2**

**Type: Villa**



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**From \$489,000**

2 BEDROOM VILLA in a nice community atmosphere but ensuring complete privacy with remote control gated entry. A Car-bay plus visitor parking. Auto Gated entry to a 5-unit single-storey complex, 2 bedrooms + 1 bathroom villa built in 2019. Fitted out with quality appliances and designed to suit low-maintenance living. Open plan Living, Dining and Kitchen, Laundry nook, and Courtyard area. It was built and designed with good use of space and perfectly situated for convenience. Catching public transport will be a breeze with bus stops on the street. Short walk to Coolbellup Shops, Schools, Childcare, Library and Park/Playground

At a Glance:-- 2 good size bedrooms with built-in robe- Bathroom and WC- Open Plan Living, Dining and Kitchen- Kitchen with quality appliances- European Laundry- Outdoor courtyard- Allocated car bay and separate bin store area- Private storeroom for extra storage- 69sqm unit (excluding store room)- Council Rates \$1703 pa approx (2023/2024)- Water Rates \$984pa approx (2023/2024)- No Strata Company- Shared Building insurance approx \$550 per annum per villa- Shared Common areas Water, Electricity use approx \$20 bi monthly per villa- Shared garden maintenance \$312 per annum approx per villa- Shared maintenance of common property as it arises- Currently tenanted on fixed lease until 23/08/2024

Be a part of this vibrant growing community, well catered for with infrastructure and nature abounding, this pocket of Coolbellup is ideally located close to shops, parks, and playgrounds, sensational buying in one of Perth's most affordable and central suburbs. This well-appointed and contemporary abode will appeal to those seeking modern convenience, design, and functionality, with sought-after quality specs and all the essential comforts.

Close to Parks and playground Short distance to Seton College. Close to Coolbellup shops, Primary School, Childcare Ctr, Library, and Park Playground. Short drive to Kardinya Mall, North Lake Senior Campus, Fiona Stanley Hospital, and Murdoch University. Easy access to Freeways. A short trip to the delights of Fremantle and Coogee Beach, or access to the main city arterials from the freeways, providing excellent access to the CBD. Don't miss out...Must view to appreciate! Call Ann 0423556389 or email [ann@nextvisionrealestate.com.au](mailto:ann@nextvisionrealestate.com.au)