

**5/30 Friar John Way, Coolbellup, WA, 6163**



**Villa For Sale**

Friday, 30 August 2024

5/30 Friar John Way, Coolbellup, WA, 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



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## Spacious 3x1 Villa - 397sqm

This Villa of 5, in a tranquil enclave presents an enticing opportunity for Investor, Downsizer, and 1st home buyers. A charming 3 bedroom, 1 bathroom, it has a harmonious balance of comfort and convenience, ideal for those seeking a low-maintenance lifestyle without compromising on living space. Crafted with a traditional brick & tile aesthetic, the home offers a timeless design and a welcoming atmosphere. This 397sqm property features 2 carports, complemented by additional 4 visitor parking - a rare find that adds significant value for both occupants and guests. Step inside to discover an open plan living, dining, and kitchen area bathed in natural light, creating an inviting space for relaxation and entertainment. The kitchen is equipped with a skylight and ample pantry space, while the separate spacious laundry room includes 2 linen cupboards, enhancing the home's practicality. All 3 bedrooms are appointed with built-in robes, ensuring ample storage. The bathroom, with its skylight, allows for a bright and airy ambiance. The home is further enhanced with ducted evaporative air conditioning, gas heating, and insulation, providing year-round comfort.

Outdoors, the property doesn't fail to impress with 2 large patios and a garden shed, perfect for enjoying the Western Australian climate. The easy-care yards are reticulated, offering a perfect canvas for gardening enthusiasts or those who prefer a simple, yet elegant outdoor space.

Located a stone's throw away from local amenities, including shops, a library, and a school, and only a short trip to the vibrant heart of Fremantle and the serene Coogee Beach, this villa offers the best of suburban living with easy access to urban delights. Offering a villa lifestyle in a friendly community with modest strata fees of \$800 per year, that cover building insurance, 5/30 Friar John Way is not to be missed. Come and view it, to truly appreciate what this delightful home has to offer.

At a Glance :-

- 3 Bedrooms - all with built in Robes
- 1 Bathroom with Skylight
- Living room
- Open Plan Dining & Kitchen
- Kitchen with pantry + Skylight
- Ducted Evaporative Air conditioner
- Gas Hot-water System
- Jarrah and Tile flooring
- Gas Heating & Insulated
- Laundry room with 2 Linen Cupboards
- 2 Carports
- Window blinds + screen doors
- Garden Shed 2.3m by 2.3m
- 2 Patios - 7m by 5m & 5m by 3m.
- Easy care Yards - Reticulated
- 397sqm - Villa of 5
- Strata fees \$800 per Year includes building Insurance
- Built in 1970ish

Don't miss out, come and view this massive home. Close to Rinaldo Park and Playground, 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.