

2 Simons Street, Coolbellup, WA 6163

House For Sale

Monday, 30 December 2024

2 Simons Street, Coolbellup, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 880 m2

Type: House



Dino Valerio
0893376484



Esther Sharp
0411834435

SET DATE SALE

This classic 1960s era home exudes earthy and rustic appeal, for buyers seeking that familiar Cooby Cottage charm and style. With scope to improve and add your own personality for the budding renovator, yet this understated home is very liveable and has an artsy vibe about it, with smooth jarrah floorboards and inviting spaces that welcome in the natural light. Both popular and highly sought after, once again the opportunity exists to secure a home on a large block in this thriving Cooby community! What makes this property even more interesting is the corner block aspect, a massive 880sqm allotment, boasting a 32m frontage on the Simons Street side and high density R40 zoning. Whether you're an investor/developer seeking an ideal corner site or a home buyer looking to occupy and wanting options to capitalise later, this property has versatility. With so much space allocated to the south side of the dwelling to create street front blocks, plus an ideal option to retain the dwelling and subdivide (STCA). Property Highlights;- 3 good size bedrooms, with one bedroom modified as an activity area. The master bedroom is large and has a split system a/c.- Roomy kitchen/meals area, gas cooking, feature timber/lead light door. - Delightful living area with split system a/c, ornamental fireplace- Bathroom with combined bath/shower skylight.- Jarrah floors throughout and high ceilings.- Down lights, timber blinds, timber skirtings and architraves.- Patio outdoor entertainment area.- Large portion of land allocated at side of dwelling, Simons Street end.- Well established gardens and trees.- Big workshop/garage with drive through access.- Loads of parking space with room for a bus or caravan. - Massive 880sqm corner block, zoned R40 ideal for development.- Short stroll to Jarvis Park. Location Benefits; Easy access to numerous amenities, short stroll to stunning Jarvis Park, close distance to Woolworths and the Coolbellup Shopping Centre. Other amenities include regular nearby bus route, nearby schools, local cafés and eateries, MK Espresso & MK Pizza, Optimal Pharmacy, medical centre, Coolbellup Community School, community centre, local library, skate park, Len Packham Reserve. Quick drive to the Kardinya Park Shopping Centre currently undergoing a multi-million dollar revamp. Short driving distance to Fiona Stanley Hospital & St John of God Hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, Bibra Lake, Adventure World, quick access to Freeway, easy commute into Fremantle and mere minutes to Port Coogee and pristine local beaches. The property is being sold by Set Date Sale with all offers to be presented no later than 28th January 2025. NOTE: The seller reserves the right to accept an offer before the Set Date Sale date, without notice. For more information call your local Coolbellup Specialist Dino Valerio on 0409 860 448 or Esther Sharp on 0411 834 435