

4B Hermione Way, Coolbellup, WA, 6163



House For Sale

Friday, 15 November 2024

4B Hermione Way, Coolbellup, WA, 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Character Charm Meets Convenience

Step into a world of charm and character in this delightful 1966-built home, nestled in a serene cul-de-sac position surrounded by lush greenery. This inviting property boasts a perfect blend of timeless features, such as jarrah timber flooring and a decorative fireplace, alongside modern upgrades for easy, comfortable living. With picturesque views of the front garden from the open-plan living/dining area, a welcoming entry porch, and a spacious alfresco area and backyard perfect for entertaining or an evening BBQ – this home is ideal for those seeking a harmonious indoor-outdoor lifestyle.

The Features include:

- Built 1966
- 387m² strata lot (no strata fees)
- Reticulated front garden with tree-lined driveway, feature hedging and welcoming entry porch
- Character features such as jarrah flooring and decorative fireplace (non-functioning)
- Open plan kitchen, living and dining with gas bayonet and split system air-conditioning
- Modernised kitchen with tiled splashback, upper and lower cabinetry, built-in pantry, double sink overlooking the back garden and stainless-steel appliances including gas cooktop and electric oven
- Spacious paved undercover alfresco area
- Expansive reticulated rear yard with lawn area, planter boxes, ease-care Australian natives, Frangipani trees and garden shed
- Bedroom 1 with built-in open shelving and ceiling fan
- Two additional bedrooms (wardrobe unit included in Bedroom 3)
- Upgraded bathroom with feature subway tiles and black hardware, combined bath/shower and toilet
- Separate laundry with walk-in linen cupboard and direct access to rear yard
- Single garage with additional driveway parking

Perfectly positioned for both tranquillity and convenience, this home is surrounded by the natural beauty of North Lake, Bibra Lake, and Beeliar Regional Park. With Kardinya Park Shopping Centre just a 5-minute drive away, Murdoch University Coolbellup Community School nearby, and easy access to Murdoch Train Station, bus stops, and major roads like Stock Road and South Street, everything you need is within reach. Offering a lifestyle of comfort, charm, and connectivity, this property is truly a place to call home.

Rates & Local Information:

Water Rates: \$916.13 (23/24)

Council Rates: \$1,748.92 (24/25)

Primary School Catchment: Coolbellup Community School

Secondary School Catchment: Fremantle College

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