

4/5 Doherty Rd, Coolbellup, WA, 6163

CENTURY 21

Unit For Sale

Tuesday, 26 November 2024

4/5 Doherty Rd, Coolbellup, WA, 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Unit



Josh Brockhurst
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PARKSIDE LIVING MEETS PRACTICAL CONVENIENCE

Tucked away in a secure complex and perfectly positioned across from lush parklands, this ground-floor gem is the kind of home that effortlessly ticks all the boxes. Whether it's the convenience of being just minutes from Fiona Stanley and Murdoch Hospitals, Murdoch University, and a bustling shopping hub, or the joy of having a private outdoor space to call your own, this property is full of pleasant surprises.

Step inside to discover a fresh, modern interior that feels instantly welcoming. The open-plan living area is spacious yet cosy, with stylish wood-look flooring and a split system air conditioner keeping things comfortable year-round. The kitchen is a standout, boasting sleek cabinetry, a gas cooktop, dishwasher, and even a fridge/freezer – all ready to handle everything from weekday dinners to weekend brunch spreads. And for those who appreciate a practical layout, the floor plan flows seamlessly, with the living area leading out to a covered alfresco, perfect for unwinding or entertaining.

The bedrooms are equally inviting. The master is a peaceful retreat with sliding mirrored robes, while the secondary bedrooms offer plenty of space for family, guests, or even a home office setup. The combined bathroom/laundry keeps things simple yet stylish, with everything you need neatly in one place.

FEATURES:

- *? Ground-floor unit with a double carport and automatic tilt-a-door
- *? Generous courtyard overlooking parklands across the road
- *? Contemporary kitchen with gas cooktop, dishwasher, and fridge/freezer
- *? Open-plan living and dining with sliding door to the alfresco and split system air conditioning
- *? Spacious bedrooms, including a master with mirrored robes
- *? Secure storage room located within the carport
- *? Shaded common gardens with a peaceful BBQ area

Outside, the perks keep coming. The extra-wide carport provides secure parking for two vehicles and includes a lockable storeroom for added convenience. Beyond the fence, you'll find a generous courtyard with established gardens – a rare luxury in strata living and an ideal space to enjoy morning coffees or evening drinks.

The complex itself is thoughtfully designed, featuring beautifully shaded common property gardens and a peaceful area for BBQs, making it easy to connect with neighbours or host a small, relaxed weekend gathering.

When it comes to location, it's hard to beat. With Murdoch Train Station, Kardinya Shopping Centre, and a variety of amenities within a 5-minute drive, this property offers the perfect blend of peace and practicality. And with walking paths and exercise equipment just across the road, staying active has never been easier.

For more information and inspection times contact:

Agent: Josh Brockhurst

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PROPERTY INFORMATION

Council Rates: Not Available

Water Rates: \$256.85 per qtr

Strata Fees: \$794.00 per qtr

Block Size: 232 sqm

Living Area: 92 sqm approx.

Zoning: R40

Build Year: 1969

Dwelling Type: Unit

Floor Plan: Available on Request

Estimated Rental Potential: \$500 - \$540 per week

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