







9 Brooking Road, Coodanup

BIG BLOCK. GREAT POTENTIAL. FRESH INTERIOR

WELCOME TO 9 BROOKING ROAD, COODANUP!

1,012m² BLOCK | R20 RESIDENTIAL | SUBDIVISION POTENTIAL

Looking for a property with **space, potential and plenty of possibilities?** Then this one deserves your attention!

Welcome to **9 Brooking Road, Coodanup** - a property offering a fantastic opportunity for **first-home buyers, investors, renovators or developers** looking for a sizeable parcel of land in a growing area.

2 Bedrooms + Study
1 Bathroom
Separate Study
Freshly Painted Throughout
New Flooring to Main Living Area & Kitchen
Generous 1,012m² Block
R20 Residential Zoning
Potential to Subdivide into 2 Lots STCA

2 1 1

FOR SALE
$699,000 Make an Offer

VIEW
By Appointment

AGENTS
John Ball
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AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Enclosed Patio Area
Garden Shed
Functional Laundry
Generous Living Area

Step inside and you'll immediately appreciate the **fresh new feel**, with the home having been **freshly painted throughout** and featuring **new flooring to the main living area and kitchen**...

The home offers **two bedrooms plus a separate study**, making it ideal for those needing a little extra space for a home office, hobby room or potential third sleeping area.

The **decent-sized living area** provides a comfortable space to relax, while the practical kitchen and laundry add functionality to the home..

OUTDOORS IS WHERE THE POTENTIAL REALLY SHINES!

Sitting on a huge **1,012m² block**, this property offers plenty of room to enjoy now - while also providing exciting possibilities for the future.

With **R20 Residential zoning**, there is potential for the block to be **subdivided into two lots**, subject to the relevant approvals and requirements.

And when winter arrives, the **enclosed patio** provides the perfect spot to enjoy the outdoors while staying protected from the elements.

There's also a **garden shed** for all your tools, gardening equipment and extra storage needs.

BIG BLOCK. GREAT POTENTIAL. FRESH INTERIOR.
Block size 1012m2
Living space 89m2
Build 1960
Council rates approx $2000 per annum
Water rates approx $1100 per annum

Opportunities like this don't come along every day - come and discover the potential for yourself!

This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, LJ Hooker Mandurah do not warrant or guarantee the accuracy of the information or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.

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MORE DETAILS

Property ID	4TUFFF2
Property Type	House
Land Area	1012 m2
Including	Toilets (1)

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