



Coolbellup, 158B Cordelia Avenue

PERFECTLY RENOVATED CHARACTER HOME!

LJ Hooker Applecross is excited to finally present this fully renovated character home to the market.

Located in the thriving suburb of Coolbellup, this beautifully renovated three bedroom, one bathroom family home has been meticulously transformed from top to bottom.

The open plan design complemented by high quality finishes, creates a warm and inviting atmosphere. The stylish renovations are seamlessly integrated, with a thoughtfully chosen color scheme that enhances the kitchen and bathroom spaces. The consistency of the matching finishing touches throughout the home adds a unique charm, making this a truly exceptional property. The home features an expansive driveway, with an electronically secured gate allowing space for 3-4 vehicles. Every detail has been carefully considered, resulting in a stunning finished product. Both the front and rear gardens have been very well maintained with manicured garden beds.

3 1 2

For Sale
FROM \$779,000

View
ljhooker.com.au/1353HVX

Contact
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Applecross
08 6268 0130

If you're a first home buyer, investor, or someone looking to upsize/downsize into an easy to maintain home filled with modern renovations and a stunning outdoor entertaining area, get in touch with our team to schedule an inspection time.

Key Features:

Built in 1976 (Brick & Tile Construction)
505m² Block (Approx.)
Renovated Kitchen
Three Bedrooms
One Bathroom
Open Plan Living Area
Stunning Floorboards and Carpets to Bedrooms
Renovated Bathrooms
Renovated Laundry
Renovated Outdoor Patio Area (Elevated with breathtaking views)
Freshly Painted Driveway
Refurbished Roof and Carport
Electronic Gate (Added Security/Privacy)
Manicured Front & Rear Gardens (Fresh Mulch)
Gas Hot Water System
Induction Cooktop
Solar Panels
Split System A/C (Living Area & 2 Bedrooms)

Location (Approx.):

<1km to Rinaldo Park
1.2km to Coolbellup Shopping Precinct
2.1km to Kardinya Shopping Centre (Undergoing a massive \$100m redevelopment project)
5.5km to Fiona Stanley Hospital
5.3km to Murdoch University
7.7km to Westfield Booragoon (Garden City)
8.6km to Coogee Beach
8.9km to Fremantle CBD
20km to Perth CBD

Schools in proximity:

Samson Primary School
Kardinya Primary School
Seton Catholic College
Kennedy Baptist College
Fremantle College
Murdoch College

This home has been loved and cherished by its owners and they are sad to have to leave, yet excited to move onto their next chapter with their growing family. The neighbourhood has been extremely pleasant and they have loved living in this pocket of Coolbellup.

Coolbellup has been a consistently growing suburb over the recent years and with the announcement of the up and coming \$100m re development of Kardinya Shopping Centre,



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we have already started to experience a growth in demand within the nearby suburbs. Renovated homes like these are not seen as often on the market these days. If this is something you have been looking for, we highly recommend you get in touch sooner rather than later.

If you would like more information, please contact Navid Heshmati on 0452 520 840 today.

Disclaimer:

While LJ Hooker Applecross has taken all reasonable steps to ensure the accuracy of this information, we recommend prospective buyers conduct their own due diligence.

Measurements, distances, and descriptions are approximations and may be subject to change. LJ Hooker Applecross will not be liable for any loss resulting from reliance on this information.

More About this Property

Property ID	1353HVX
Property Type	House
House Size	103 m2
Land Area	505 m2
Including	Toilets (1)

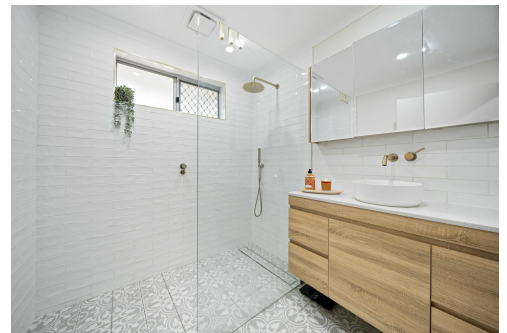
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