

## Coolbellup, 12/13 Coolbellup Avenue

UNDER OFFER BY ROY BARRACLOUGH (0424 617 370)



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1JVWGQ5](http://ljhooker.com.au/1JVWGQ5)

**Contact**  
**Roy Barracrough**  
0424 617 370  
[roy@ljhkwinana.com.au](mailto:roy@ljhkwinana.com.au)

Rare Opportunity!

Two Bedroom, Two Bathroom Townhouse, in Amber Court!

Ideal investment - Currently leased @\$480.00 p/w until the 28/09/2024.

Features include -

- Upstairs open plan living and dining space with split system air-conditioning
- Large kitchen with ample bench and cupboard space, stone bench-tops, gas cooking, large fridge and dishwasher recess
- Private balcony With Roller blind
- Master bedroom featuring a split system air-conditioner
- Two separate bathrooms



**LJ Hooker Kwinana**  
(08) 9439 3333

**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.

- Downstairs bedroom including a robe and courtyard access
- Low maintenance private courtyard
- High ceilings throughout
- European collection timber laminate flooring to main areas and carpets to bedrooms
- Roller blind fittings throughout
- NBN Ready
- Two under cover car spaces
- One storeroom
- Ultra-low maintenance

This property is packed full of potential! Conveniently located close to Coolbellup Shopping Complex, offering Woolworths, cafes, food outlets, pharmacy and medical centre. The suburb also offers Coolbellup Community Primary School, a local library, community centre, parks and sporting grounds. Just a short drive away is Kardinya Shopping Centre. Also a short drive to several major shopping precincts.

Coolbellup is also situated close to Fiona Stanley and St John of God Hospitals, Seton College and Kennedy Baptist College, Murdoch University and transport links. Close to local Parks and playground, Kardinya and Coolbellup Shops, Day-care, Schools, and Library. A short trip to the delights of Fremantle and Coogee Beach.

short trip to the delights of Fremantle, or access to the main city arterials of the freeways, providing excellent access to the CBD.

Convenient with Fiona Stanley - St John of God Hospitals & Train Station plus Murdoch University approx. 3km away and several schools within 2km, you are also just over 1km to Kardinya Shopping Centre which has a major redevelopment planned. Short drive to Adventure world and Bibra Lake Ice skating.

For more details or to arrange a viewing, please call or email Roy Barraclough on 0424 617 370

#### PROPERTY INFORMATION

Council Rates: \$1,770.00 approx

Water Rates: \$ 970.00 approx

Strata Rates: \$ 290.00 Per Quarter approx

Build Year: 2018

Dwelling Type: Town House



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## More About this Property

Property ID	1JVWQG5
Property Type	Townhouse
Land Area	82 m <sup>2</sup>
Including	Toilets (2)

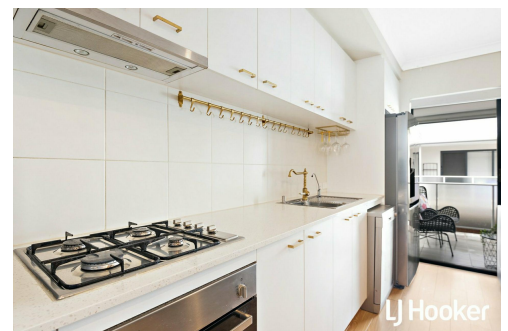
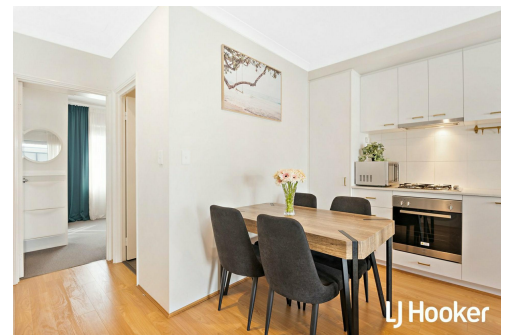
**Roy Barraclough 0424 617 370**

Sales Consultant | [roy@ljhkwinana.com.au](mailto:roy@ljhkwinana.com.au)

**LJ Hooker Kwinana (08) 9439 3333**

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