



Dudley Park, 2/63 Coolibah Avenue

Great Location, Downsizer, First Home Buyer

Welcome to 2/63 Coolibah Avenue, Dudley Park. This charming 3-bedroom, 1-bathroom home is the perfect opportunity for first-time buyers, downsizers, or savvy investors!

As you step inside, you'll find a spacious open-plan lounge room, complete with a split-system air conditioner to keep you comfortable year-round. The kitchen features a gas stovetop and electric oven-ideal for cooking up your favorite meals with ease.

Relax in the generous-sized main bedroom, complete with a two-door built-in robe for all your storage needs. Bedroom two is perfect for kids, guests, or an office space, with built-in robe and ceiling fan for added comfort. Bedroom 3 is a reasonable size for the children.

Enjoy the convenience of a modern bathroom, complete with heater globes to keep things cozy during the colder months. There's also a separate laundry and toilet for your convenience.



For Sale
Offers Over \$539,000

View
ljhooker.com.au/4R5HFF2

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Step outside and relax in the enclosed glass sunroom-a perfect space to unwind or entertain guests, rain or shine. Located in the sought-after area of Dudley Park, this property offers everything you need to start a new chapter, whether you're a first-time buyer, downsizing, or looking for a smart investment.

A BIG bonus is the home has 14 Solar Panels and a generous 6.6kw single phase solar power system.

- Council Rates approx \$1800 per annum
- Water Rates approx \$1138 per annum
- Build 1981
- Living Space 90m2

Don't miss out on this fantastic opportunity!

More About this Property

Property ID	4R5HFF2
Property Type	House

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