

Greenwood, 24 Coolibah Drive

Prime Development Opportunity - Zoned R20/R40

Welcome to your new home or next investment opportunity - a charming and character-filled residence with endless potential, ideally located on a spacious 664sqm corner development block zoned R20/40. This solid 3-bedroom, 1-bathroom home, complete with a study, offers a blend of modern conveniences and nostalgic charm, making it a perfect choice for families and investors alike.

The large front lounge room is north-facing, allowing the winter sun to fill the space with warmth. Bifold doors separate or open up the lounge and dining areas, offering flexibility in your living arrangements. The functional kitchen features a range hood, fan-forced Chef oven, double sink, and direct access to the rear patio, making it ideal for both everyday cooking and entertaining.

Within you'll find a spacious main bedroom with built-in wardrobes, a ceiling fan, and air conditioning. Two additional double bedrooms also feature ceiling fans. The family



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.



For Sale
Under Offer

View
ljhooker.com.au/3R0UFGJ

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LJ Hooker City Residential
(08) 9325 0700

bathroom includes a separate bath, shower, new vanity, and a toilet. A large laundry features a second toilet and offers direct access to the expansive backyard.

Outside, the covered alfresco area and fenced rear yard provide a safe space to plant, play, or simply relax. There is a single garage featuring an electric roller door and shopper's entry into the main residence, as well as an additional carport with space for two more vehicles. A shed/workshop offers extra storage or a space for hobbies.

The property is perfectly positioned, just a short stroll from local shops, schools, and an array of everyday amenities. With its proximity to Greenwood Village Shopping Centre, Liwara Primary School, Greenwood College, West Greenwood Primary School, Greenwood Train Station, and the freeway, this home offers both convenience and lifestyle in a highly sought-after location.

This is not only a comfortable family home but also a development opportunity, given its large corner block and favourable zoning. Whether you choose to enjoy it as is or explore its potential for future development, it is a wonderful place to live. Don't miss out on this unique opportunity!

Features include:

Generous family sized Kitchen/Diner

Servery bar, ample bench/storage and gas cook top

Comfortably sized family/lounge room

Over-sized main bedroom with built in wardrobes, ceiling fan and air conditioning

Two additional double bedrooms with ceiling fans for comfort

Updated family bathroom with separate bath, shower & WC

Separate internal laundry with second WC and direct outside access

Garage parking for one PLUS covered carport parking for two (maybe a boat or trailer)

Space for a home office or extra storage

Covered alfresco and fenced rear yard

Rainwater tank, bore & reticulation

Rates & Dimensions:

Council Rates: \$1,690.99 pa

Water Rates: \$1,108.43 pa

Total Area: 118sqm

Land Size: 664sqm



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More About this Property

Property ID	3R0UFGJ
Property Type	House
Land Area	664 m ²
Including	Toilets (1)

Brendan Smith 0420 217 818

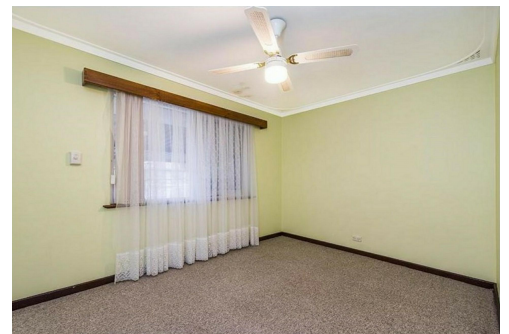
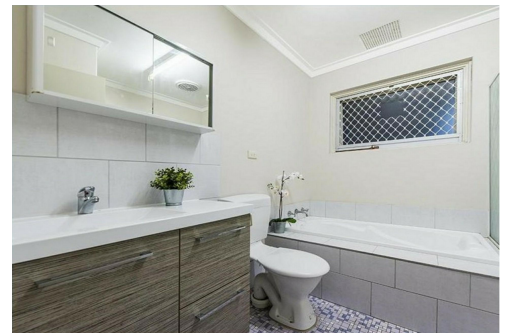
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