

Sold



Unit 7, 45 Hargreaves Rd, Coolbellup



AN ABSOLUTE PARKSIDE PLEASURE!

Nestled at the corner of a stunning modern complex that splendidly overlooks the sprawling Hargreaves Park, this stylish 3 bedroom 2 bathroom two-storey residence is far more impeccably-appointed than your average townhouse and offers impressive low-maintenance living at the same time.

Downstairs, the open-plan living and dining area is generous in its proportions and incorporates a sleek, contemporary kitchen into its airy design. There, space for a breakfast bar (for casual meals), tiled splashbacks and a storage pantry meets an integrated range hood, a gas cooktop, separate oven and dishwasher and microwave recesses for good measure.

All three bedrooms are carpeted for complete comfort and have mirrored built-in wardrobes, inclusive of a larger master suite that even enjoys the luxury of its own private ensuite bathroom. Outdoor access to a fantastic alfresco-entertaining courtyard off the living zone is rather seamless, also revealing a secure yard with artificial turf for kids and pets to let their imaginations run wild on.

Walking distance to bus stops, Coolbellup Shopping Centre, Coolbellup Community School and Coolbellup Library is complemented by a very close proximity to the likes of old Fremantle town, Murdoch University, Fiona Stanley Hospital and the freeway. This exceptional lifestyle and location package is one you will truly love!

Other features include, but are not limited to;

- Quality easy-care flooring

3 2 4 198 m2

Price	SOLD
Property Type	Residential
Property ID	80
Land Area	198 m2

Agent Details

Hadley Shearn - 0488 012 000

Office Details

Mortar & Soul
45 Ventnor Ave West Perth WA
6005 Australia
08 9429 8808

mortar+soul
REAL ESTATE

- Practical main bathroom with a bathtub, showerhead, toilet and vanity
- Separate laundry with a storage cupboard and separate toilet
- Double linen press upstairs
- Split-system air-conditioning to the master suite and living space
- Instantaneous gas hot-water system
- Secure double lock-up garage with a storage area and internal shopper's entry
- Built in 2016 (approx.)
- Low strata levies
- Entry portico
- Largest lot size in complex
- No adjoining living walls
- Hop, skip and jump to the Hargreaves Park Amphitheatre across the road
- Close to Seton Catholic College
- Minutes away from Murdoch Train Station
- Short drive to shopping at Kardinya Shopping Centre and Easy access to Westfield Booragoon
- Handy to both Fremantle and the city
- Strata Fees \$1129.45 per year
- Water Rates \$1,193.46
- Council Rates \$1,900 (Approximately)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.