

Sold

25/22 Rinaldo Cres, Coolbellup



## MODERN, SPACIOUS TOWNHOUSE IN PRIME COOLBELLUP LOCATION

Discover the perfect blend of style, comfort, and convenience in this beautifully presented, modern townhouse located in the highly sought after suburb of Coolbellup!

Set on a 180sqm survey strata lot, this stylish two storey home offers a spacious four bedroom, three bathroom layout located within a secure gated complex. Its contemporary open-plan design flows effortlessly to a generous courtyard, ideal for relaxed entertaining.

With a prime location just minutes from parks, shops, schools, and major transport links, this home is perfect for families or professionals seeking a low-maintenance lifestyle.

Don't miss the opportunity to own this exceptional property, combining modern design, fantastic investment potential, and lifestyle appeal that is sure to impress all who view it.

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Price SOLD for \$690,000

Property Type Residential

Property ID 176

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

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### Key Features:

- \* **Spacious Bedrooms:** The master bedroom boasts a large built-in robe, ensuite and split system reverse cycle air conditioning. The minor bedrooms all feature a double sliding door built in robe and ceiling fans.
- \* **Well-Appointed Bathrooms:** Modern fixtures and fittings add a touch of luxury to both bathrooms.
- \* **Versatile Living Space:** An open plan kitchen/living/dining area with a warm colour scheme and quality finishes ensures both comfort and style.
- \* **Gourmet Kitchen:** Equipped with stainless steel appliances, a gas hotplate, tiled splashback, ample cabinetry and a double pantry.
- \* **Outdoor Living:** An undercover patio and easy-care gardens provide a serene spot for relaxation or entertaining.
- \* **Comfort & Convenience:** Reverse cycle air conditioning in the master and living area, gas hot water system, secure parking with direct access and a concealed laundry in the garage for added functionality.

### Location Highlights:

- \* **Natural Views:** Enjoy parkside vistas from your doorstep.
- \* **Public Transport & Freeway Access:** Conveniently close to bus stops and Kwinana Freeway for easy commuting.
- \* **Shopping & Amenities:** Within walking distance of local shops and just minutes from Cockburn and Kardinya Shopping Centres.
- \* **Education & Recreation:** Close to schools, parks, and the highly anticipated Kardinya Shopping Centre redevelopment

### Financials:

- \* **Council Rates:** \$2,100 per year (approx)
- \* **Water Rates:** \$1,300 per year (approx)
- \* **Strata Fees:** \$422.08 per qtr
- \* **Potential rent:** \$720 per week

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