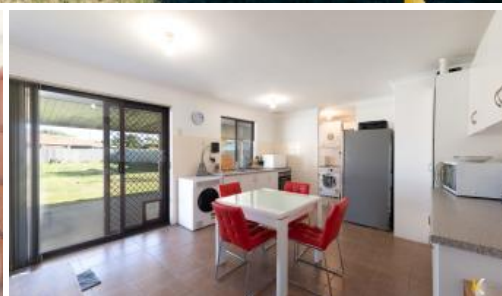


Sold



4 Newman Cl, Cooloongup



## LARGE BLOCK & WORKSHOP WITH SUBDIVISION POTENTIAL

GREAT VALUE IN THIS 3 X 1, WORKSHOP, AND SUB DIVIDABLE BLOCK OF 913m2

Where else are you going to find all these features at this value? If a fabulous WORKSHOP is just as important to you as a house WITH the potential to subdivide in the future this property is a must see! Large block, small house, with the feel of a 'small holding' and potential to improve.

Workshop is 6m x 9m (approx) with two powered roller doors and generous concrete driveway access to the workshop, with lighting in place. Side pedestrian door. Perfect for cars, bikes, tools and the rest of your gear.

Zoned R20, it is subdividable (subject to Council Consent). A great 'safe guard' for the future if you want options.

The bulk of the block is a blank canvas, lawns to front and rear; all ready for you to work your magic.

Now to the house! It is a small house that offers a small living area and small kitchen/dining. BUT it's neat, it's compact, it's functional. Renovated kitchen and dining is adjacent to living room, 3 bedrooms (two are singles), bathroom and separate WC. Laundry is off the kitchen. Colourbond patio off the kitchen with concrete floor is perfect for relaxing, and overlooks the rear garden and workshop.

Add to the investment already made by the sellers of the property and continue their good work.

 3  1  1  913 m2

**Price** SOLD for \$293,000

**Property Type** Residential

**Property ID** 39

**Land Area** 913 m2

**Floor Area** 93 m2

### Agent Details

Kevin Brincat - 0401 052 947

### Office Details

Kevin Brincat Real Estate  
0401 052 947



Some of the FEATURES include:

- Cul-de-sac location
- Side access and concrete drive to workshop
- Workshop with battery backup for the automatic roller doors, side pedestrian access
- Renovated kitchen next to laundry with storage
- Lounge with split system
- 3 bedrooms
- Small shed
- Single carport
- Bore with full reticulation with brand new controller for front and rear lawns
- Front garden that could be fenced

Centrally located to Rockingham Shopping Centre, Train Stations, Schools and amenities.

The subdivision potential is where the Workshop stands - so this is likely to be a long term plan. This neat little property offers you options now and into the future. It won't last long! Please contact me for a PRIVATE VIEWING!

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.