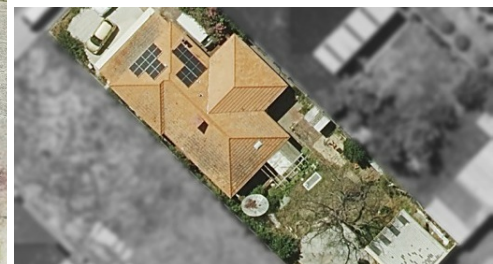


23 WILUNA STREET, COOLBINIA, WA, 6050



**SOLD**

## ENDLESS POSSIBILITIES ,YOUR IDEAL HOME OR INVESTMENT OPPORTUNITY

**\*\*Discover the Potential at 23 Wiluna Street, Coolbinia\*\***

Welcome to this spacious and versatile 5-bedroom, 2-bathroom home with a dedicated study and multiple living areas, eagerly awaiting your personal touch. This 1960s classic has some charm with its arched front windows, high ceilings, and beautiful wooden details, offering a unique foundation for modern renovations.

Currently rented on a periodic basis, the property can be sold with vacant possession or with the tenants in place, providing flexibility to suit your needs.

**\*\*Property Highlights:\*\***

- **\*\*Generous Layout:\*\*** Features a large kitchen, two separate lounge/living areas, and ample space for outdoor entertaining. View the floor plan to appreciate the full potential.
- **\*\*Comfort & Efficiency:\*\*** Enjoy air conditioning throughout and benefit from a solar electricity system designed to reduce energy bills.
- **\*\*Convenience:\*\*** Rear-laneway access provides secure parking and direct entry to the garage plus plenty of parking at the front of property as well .

**\*\*Prime Location:\*\***

- **\*\*Shopping & Amenities:\*\*** Situated across from a major shopping center with Woolworths, Coles, Aldi, and specialty shops.
- **\*\*Transport Links:\*\*** Public transport is just steps away, with easy access to Perth CBD, Kwinana, Mitchell, and Graham Farmer Freeways.
- **\*\*Local Attractions:\*\*** Parks, playgrounds, schools, and other amenities are all within minutes, making this location both convenient and desirable.

Seize the opportunity to transform this classic residence into a modern masterpiece or a valuable investment gem. Make 23 Wiluna Street, Coolbinia, your next venture today.

Contact Brian Murray to arrange a viewing 0414 802 541

**\*\*DISCLAIMER:\*\*** This information is provided for general purposes only and is based on

**5 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,000,000**

**OPEN FOR INSPECTION:**  
**N/A**



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**23 Wiluna Street, Coolbinia**

This floor plan is not to scale.  
Dimensions are approximate and therefore should only be used for illustrative purposes.

764 m<sup>2</sup>  
1 Bed  
2 Bath  
2 Car

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.