



**SOLD**

## NORTH-FACING, GREEN-TITLED TOWNHOUSE IN HIGHLY DESIRABLE COOLBINIA

Positioned on a corner allotment, this north-facing, green-titled 3-bedroom, 2-bathroom townhouse sits in one of Coolbinia's most sought-after pockets. Surrounded by ever-popular neighbours—North Perth, Mount Lawley, Inglewood and Menora—this location is a true jewel in the crown. Whether you're looking to modernise, move straight in, or capitalise on the area's strong growth, this property ticks all the boxes.

### Key Features

- Solidly built with timeless character and outstanding renovation potential
- Neutral interiors with a practical blend of carpet and tiles throughout
- Functional kitchen with gas cooktop, electric under-bench oven, double-bowl sink with drainer, Miele dishwasher
- Two-way ensuite bathroom on the second floor with shower, built-in bath, vanity and WC
- Ground-floor primary suite with ceiling fan, walk-in robe and private ensuite
- Double lock-up automatic garage
- Low-maintenance front and rear courtyards with shade sails and an outdoor sink
- Public school catchments: Mount Lawley Senior High School and Coolbinia Primary School

### Property Details

- Year Built: 1997
- Land Size: 218 m<sup>2</sup>
- Lot: 500 / Diagram 92580
- Volume/Folio: 2136/32
- Council: City of Stirling
- Council Rates (25/26): Approx. \$2,069.82 per annum
- Water Rates (25/26): Approx. \$1,486.26 per annum

Disclaimer: This information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquires.

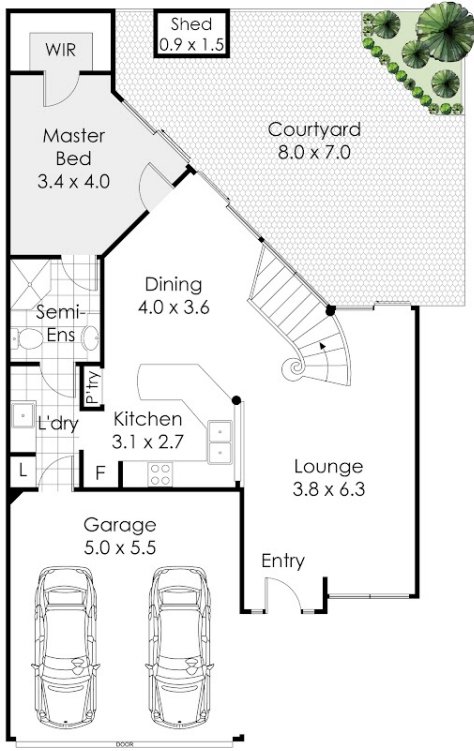
**3 BED | 2 BATH | 3 CAR**

**PRICE:**  
\$1,342,700

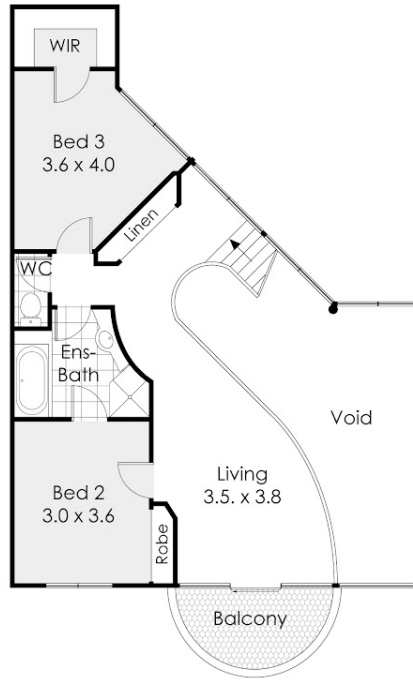
**OPEN FOR INSPECTION:**  
N/A



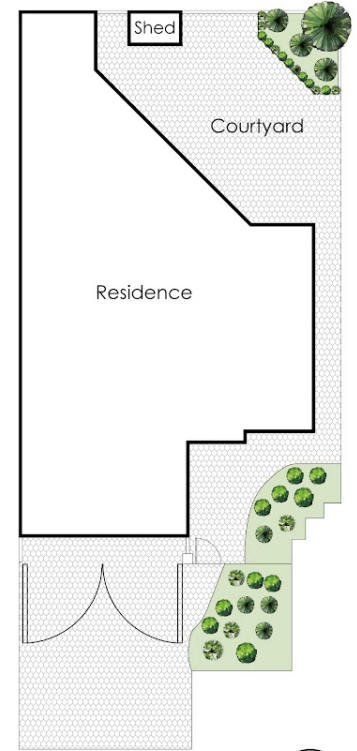
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GROUND FLOOR



FIRST FLOOR



SITE PLAN



## 23 Lanark Street, Coolbinia

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

	218 m <sup>2</sup>
	3 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.