



**Coolbinia, WA**  
4 Beverley Street

**3** BED  
**1** BATH  
**4** CAR

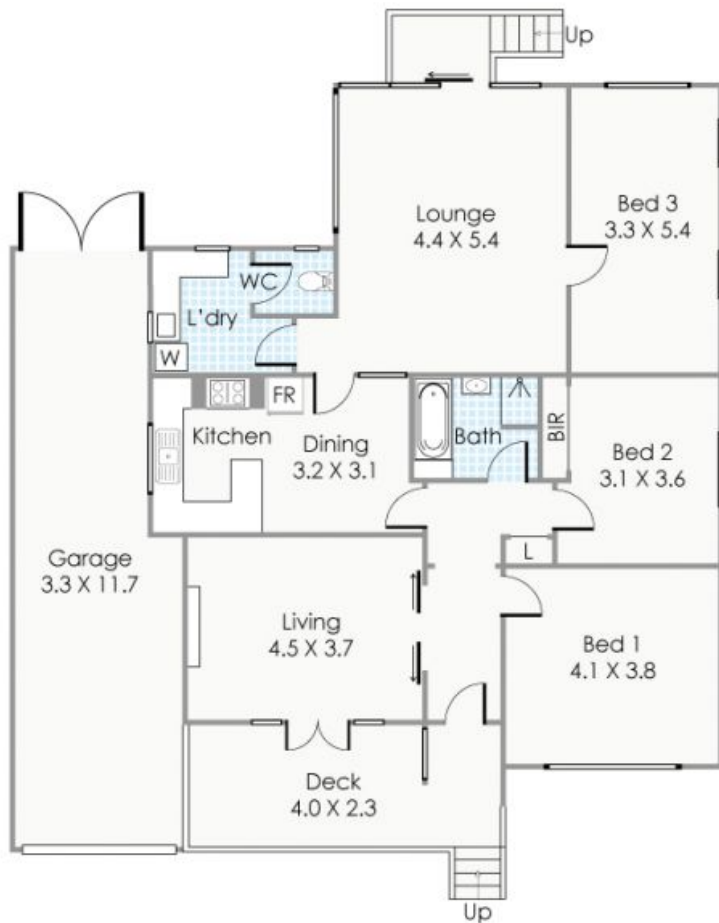


**BEVERLEY HILLS!**  
Perched high on Beverley Street and boasting 837sqm of prime real estate - The location, land and opportunity to create your own bespoke residence speaks for itself.

Located directly opposite lush green parkland and amongst multi-million dollar properties sits this modest three bedroom, one bathroom original 1950's residence, just waiting for the perfect buyer to either renovate or demolish and build the dream family home!

The residence is currently tenanted and features light filled rooms with polished floor boards, open fire place, original art deco bathroom with terrazzo floor, bath and separate shower, kitchen/meals, lounge and a large open living room overlooking the back yard.

**\$1,049,000**  
**Council Rates:** \$1,613/year (approx)  
**Contact:** Theo Kouroulis  
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0403 557 892  
**Type:** House  
**Land:** 837m2  
<https://paragonproperty.com.au>



Approximate Areas

- Residence: 125m<sup>2</sup>
- Garage: 34m<sup>2</sup>
- Deck: 15m<sup>2</sup>
- Total Area: 174m<sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property. Not to be used for any other purpose. [www.cribcreative.com.au](http://www.cribcreative.com.au)



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Plans shown are only indicative of layout. Dimensions are approximate.

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