



58 Wooramel Way Cooloongup, WA



## Nest or invest - renovators delight

Guaranteed to attract serious attention, Opal Realty are pleased to present 58 Wooramel Way in Cooloongup, an absolutely fabulous opportunity for those seeking an entry level renovation project with either nesting or investing in mind.

Packed with potential, situated on a huge 684sqm block and superbly located for future saleability or investment, this brick & tile, as-is property would make the perfect first home, down-size or portfolio option.

Offering 3 bedrooms, all with BIRs, a family bathroom, and an open-plan lounge/dining/meals & kitchen space, the possibilities are clear to see for anybody prepared to put their stamp on the home.

With gated side access, thru to an enormous rear garden which is sure to impress, there is plenty of space out back for a pool, veggie patch, workshop or all three if so desired. A

**Jackie Newman**

0405 750 768