



8/96 Tribute Street East, Shelley, WA 6148

Sold - 20/03/2024

Unit 3  



Grand Home Open This Sunday 25th Feb 11am - Don't Miss Out!

ALL OFFERS PRESENTED BY 5.00PM Monday 11th of Mar- UNLESS SOLD PRIOR*

*Sellers reserve the right to accept an offer before the end date.

Open for Inspection

By Appointment.

Discover this spacious and secure Villa nestled in the highly sought-after suburb of Shelley. Boasting proximity to all conveniences, this is an opportunity you won't want to miss. Situated within the Rossmoyne Senior High intake zone and just a 5-minute drive to the school. This flawlessly presented property is perfect for a family seeking to enroll their children in one of WA's top-rated public schools or an investor looking to secure a fantastic asset with an excellent tenant already in place.

Within this gorgeous property, you'll discover three generously sized bedrooms, an open-plan living area, kitchen with ample storage and an outdoor patio area offering alfresco dining in your own private garden oasis. Set on a 266 sqm lot within a complex of only 12 villas, enjoy ample privacy and space between dwellings. The property has no additional spending required, and it is currently leased until July.

Whether you're an astute investor or a first-time homebuyer, this property checks all the boxes. Its prime location offers easy access to the Canning River recreational area, major road networks connecting to all of Perth, Carousel Shopping Centre, local Riverton shops, and, notably, Rossmoyne Senior High School, Curtin University, with the option to enroll in either Riverton Primary or Shelley Primary schools.

Council Rates: \$1711 approx. per annum

Water Rates: \$978 approx. per annum

Strata Fees: \$492.80 per quarter

Contact Maurice Flores on 0405 104 824 today for an exclusive viewing, you won't be disappointed!

Listed By

Victor Paz

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