

**1/71 Corbel Street, Shelley, WA 6148**



**Unit For Sale**

Saturday, 4 May 2024

1/71 Corbel Street, Shelley, WA 6148

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 460 m2**

**Type: Unit**



Zac Addenbrooke  
0892596999

**From \$899,000**

**ACCOMMODATION**Your perfect first step into Shelley! This street-facing unit is the largest among a complex of just 12, sitting on a spacious 460sqm. If you're a family that is just starting out and your plan is to get the kids into Rossmoyne Senior High School, this is the home for you; whether you're ready to move in now and start living, or keep it as an investment til the time is right. For starters, you're well located within walking distance to Shelley Primary School (for the littlies), while the teenagers can enjoy bus access to the high school - right on your doorstep. Inside you'll find arched doorways, concrete floors and modern finishes throughout; from the beautiful kitchen through to the formal dining and sunken living, every member of the family will love to retreat here. All the bedrooms offer double built-in robes, plus an ensuite to the main, while through to the rear you'll find a dual bathroom/laundry, as well as an activity/study area with access to the undercover patio (with BBQ included) - perfect for entertaining family and friends, and separate to an additional yard area where the kids can play. All finished off with a near-new gas instantaneous hot water system, reverse cycle ducted air conditioning, and security cameras for peace of mind, this home has everything you need.

**FEATURES & BENEFITS**

- Street-facing unit with great frontage and a spacious front yard
- Largest unit (460sqm) among a small complex of just 12
- In the coveted Rossmoyne Senior High School Zone
- 3 x bedrooms all with double built-in robes, plus an ensuite to the main
- Beautiful modern kitchen with neutral finishes and plenty of pantry/storage space
- Formal dining area with a skylight
- Sunken living room with access to front patio area
- Activity room/study with access to the rear patio area
- Dual bathroom/laundry
- Undercover patio area perfect for entertaining (BBQ is included)
- Good-sized yard with room for the kids to play
- Two garden sheds for storage
- Near new (3-years old) gas instantaneous hot water system
- Near new (3-years old) reverse cycle ducted air conditioning throughout
- 2kw solar panels
- Security cameras

**LOCATION**Take full advantage of the prime riverside location. Sitting just a short distance from the river, where you can enjoy morning walks and parklands, and in proximity to Shelley Primary School, Shops, Cafes, restaurants, Curtin University, and public transport links, all within the Rossmoyne High School Zone. Enjoy all the benefits this riverside suburb offers and be quick to secure your future.

**CONTACT**Represented by Team Addenbrooke: For more information about this home, text '1/71 Corbel' to 0437 414 178 for your free digital brochure.