

**30A McKenzie Road, Shoalwater, WA 6169**

*Elders*

**Duplex/Semi-detached For Sale**

Friday, 1 December 2023

30A McKenzie Road, Shoalwater, WA 6169

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Tony Ansara  
0410107787

## Offers Invited

Charming 2x1 Duplex Half Situated in the Popular Seaside Suburb of Shoalwater! This well-maintained 2-bedroom, 1-bathroom home offers a quality, low maintenance lifestyle that's perfect for first homebuyers, investors or those looking to downsize! Featuring 2 good sized bedrooms, family bathroom, spacious living area, well-appointed kitchen with ample storage options, laundry, back patio entertaining area, storage shed and spacious backyard with raised garden beds. Additional features include a split system reverse cycle air-conditioner in the living area, security screen door, bore reticulation and a double width driveway with side access. This Property surely won't last long! Ideally positioned in a great convenient location, close to local amenities, shopping facilities, transport routes, schools, beautiful parklands and multiple beaches. Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available. Property Features Year built 1977 Foyer Security screen door 2 Bedrooms 1 Bathroom Well-appointed kitchen with ample storage Spacious family living area Laundry Split system reverse cycle air-conditioner Patio entertaining area Storage shed Bore reticulation Raised garden beds Spacious backyard Location Features Nearest Bus Stop (Safety Bay Rd After East Rd) 220m\* Shoalwater Shopping Centre 800m\* Local shops (Butcher, Baker, IGA, Cafe, Fish and Chips, Health Food Store) 800m\* Shoalwater Foreshore 1km\* Rockingham Beachfront 3.5km\* Point Peron 4.1km\* Rockingham Centre 4.2km\* Rockingham Train Station 5.5km\* Perth 55.3km\* Schools Safety Bay Primary School 600m\* Rockingham Beach Primary School 3.4km\* Bungaree Primary School 4.1km\* Safety Bay Senior High School 4.1km\* Rockingham Senior High School 4.2km\* Star of the Sea Catholic Primary School 3.1km\* Kolbe Catholic College 6km\* The information provided including photography is 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 this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.