

**53A Holmes Street, Shelley, WA 6148**

**Duplex/Semi-detached For Sale**

Thursday, 9 May 2024



53A Holmes Street, Shelley, WA 6148

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 92 m2**

**Type:**

**Duplex/Semi-detached**



Mark Hayes

## Offers Over \$899,000

Nearwater Real Estate is proud to present to you 53A Holmes St, Shelley. This very well presented 3 bedroom, 1 bathroom duplex-half is an outstanding opportunity for both investors and owner-occupiers alike. Freshly painted with new downlights throughout, this property is a compelling and rare opportunity to secure your own piece of real estate in the sought after riverside suburb of Shelley. This duplex-half sits on a very generous parent lot of 1,353m<sup>2</sup>. There is the opportunity to convert this strata to a survey strata in collaboration with the owner of the adjoining duplex half (subject to relevant approvals). This conversion could be completed under both a 'retain & hold' as well as a 'demolish & build' scenario. In terms of location, you've got Shelley Primary School, Shelley Hub (including medical centre) & The Tribute Cafe only 7 minutes walk away. Not to mention the stunning Shelley Foreshore and bus stops within very close proximity. Of course, this property sits within the lucrative RSHSZ, so all your high school needs are taken care of.

**PROPERTY FEATURES:-** Freshly painted (internally)- New downlights throughout - Tidy and well-presented garden- Split system A/C to living room- Updated kitchen- Updated bathroom- Gas cooktop- Gas hot water system- Separate laundry and toilet- North facing living room- 4-door BIR to master bedroom- No strata fees- Separate storeroom - Brick & tile construction- Low maintenance living

**LOCATION HIGHLIGHTS:-** Shelley Primary School: 550m- The Tribute Cafe: 450m- Shelley Hub (including medical centre): 600m- Shelley Foreshore: 600m- Rossmoyne Senior High School: 3.1km- Curtin University: 4.5km- Perth CBD: 14kms

**FURTHER DETAILS:-** Water Rates: \$1,100pa- Council Rates: \$2,564pa

This beautifully presented duplex-half presents a unique opportunity for those wanting to either 'nest' or 'invest'. Contact Mark Hayes today on 0473 854 775 to discuss further.

**DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract. Further, any floor plans included in the marketing material are for illustrative purposes only and the accuracy of dimensions or areas cannot be confirmed and should not be relied upon. Further, any rates, strata fees or distances noted are estimates based on available information at time of publishing.