

**6B Monota Avenue, Shelley, WA 6148**

**House For Sale**

Thursday, 21 December 2023



**6B Monota Avenue, Shelley, WA 6148**

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 502 m2**

**Type: House**



Nikki Varga

0419956944

## Offers Over \$939,000

Nikki Varga is delighted to present to the market 6b Monota Avenue, Shelley. Retain and renovate or knock down and build your dream home! Character 3-bedroom 2-bathroom home on 502sqm block in the heart of Shelley. Located in the Shelley Primary School and Rossmoyne Senior High School zones, only a short stroll away from Shelley Rossmoyne Foreshore, Shelley Primary School, The Tribute Café as well as the Shelley Hub Shopping Centre. An opportunity not to be missed! **WHAT YOU WILL LOVE:** Family friendly street. 3 Bedrooms, 2 bathrooms. Main bedroom with ceiling fan, built in robes and ensuite. Modernised 2nd bathroom. Open plan tiled kitchen/main living area. Additional pitched roof living area combining meals and family. Reverse cycle split air-conditioning units. Laundry with overhead cupboards and space for an additional fridge. Built in sliding door linen cupboard. Very low maintenance rear yard with shed, spacious grassed area, and reinforced limestone perfect for a swim spa. Single carport with door and drive through access to rear yard, enough space to park 2 cars (one in front of the other). Near new gas hot water system. **WHAT YOU NEED TO KNOW:** Original 1979 home extended in 2014. 502sqm survey strata block with no strata fees or common property. Council rates \$1,900pa (approximately). Water rates \$1,800pa (approximately). For further details or a private inspection do not delay contacting Nikki Varga today on 0419 956 944. **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 nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract