

**71A Frederick Street, Shoalwater, WA 6169**

ACTON

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PROPERTY

**Sold House**

Tuesday, 20 February 2024

71A Frederick Street, Shoalwater, WA 6169

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 185 m2**

**Type: House**



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**\$490,000**

This duplex site is located in the charming Shoalwater area and features a neat and tidy 2 bedroom, 1 bathroom home. The front lounge easily transforms into a third bedroom without compromising on space as there's also a family area and a spacious games room. Keep cool during warmer days with ducted evaporative air conditioning and a split system. Outside, a generous gabled patio invites entertaining, while security windows and roller shutters provide peace of mind, especially for those working night shifts. Built in 1986 on the front of the block, this home offers an ideal opportunity for downsizers looking to settle into a great suburb.

- Front lounge offers a ceiling fan and boardwalk shutters
- Great kitchen with free-standing stove, double fridge recess, overhead cupboards, and an outlook over the patio
- Updated bathroom/laundry with double vanity, shower, bath, and room for your washing machine
- Double built-in robes in both bedrooms
- Great storage solutions in the games room
- Huge gabled patio with a ceiling fan
- Close to Shoalwater IGA

Rental Appraisal : \$420 - \$450 per week

You are always welcome to contact Lee Murray or any of his team if you would like further information regarding this property or to organise a personal inspection outside the home open.

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