

8/96 Tribute Street East, Shelley, WA 6148



Sold Unit

Friday, 23 February 2024

8/96 Tribute Street East, Shelley, WA 6148

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 266 m2

Type: Unit



Maurice Flores
0894579955

\$670,000

ALL OFFERS PRESENTED BY 5.00PM Monday 11th of Mar- UNLESS SOLD PRIOR**Sellers reserve the right to accept an offer before the end date. Discover this spacious and secure Villa nestled in the highly sought-after suburb of Shelley. Boasting proximity to all conveniences, this is an opportunity you won't want to miss. Situated within the Rossmoyne Senior High intake zone and just a 5-minute drive to the school. This flawlessly presented property is perfect for a family seeking to enroll their children in one of WA's top-rated public schools or an investor looking to secure a fantastic asset with an excellent tenant already in place. Within this gorgeous property, you'll discover three generously sized bedrooms, an open-plan living area, kitchen with ample storage and an outdoor patio area offering alfresco dining in your own private garden oasis. Set on a 266 sqm lot within a complex of only 12 villas, enjoy ample privacy and space between dwellings. The property has no additional spending required, and it is currently leased until July. Whether you're an astute investor or a first-time homebuyer, this property checks all the boxes. Its prime location offers easy access to the Canning River recreational area, major road networks connecting to all of Perth, Carousel Shopping Centre, local Riverton shops, and, notably, Rossmoyne Senior High School, Curtin University, with the option to enroll in either Riverton Primary or Shelley Primary schools. Council Rates: \$1711 approx. per annum Water Rates: \$978 approx. per annum Strata Fees: \$492.80 per quarter Contact Maurice Flores on 0405 104 824 today for an exclusive viewing, you won't be disappointed!