

83A Modillion Avenue South, Shelley, WA 6148



House For Sale

Wednesday, 12 June 2024

83A Modillion Avenue South, Shelley, WA 6148

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Brittani Wellington
0498252488

Open Offers

Welcome to 83a Modillion Avenue South, Shelley, proudly presented by Brittani Wellington. Home Open Saturday 8th June @ 10am & 9th June @ 1pm This 3-bedroom, 1-bathroom home offers a comfortable and convenient lifestyle in a sought-after location. Nestled directly across from Modillion Park and within the prestigious Rossmoyne Senior High School zone, this property is perfect for all buyers. Enjoy the convenience of being just moments away from public transport, shopping complexes, schools, and other amenities. Features include but are not limited to: * 3 comfortable bedrooms * 1 well-appointed bathroom * Cosy lounge room * Spacious kitchen with gas cooking and ample cupboard space * Laundry with a separate toilet * Outdoor patio * Garden shed * Carport with drive-through access and plenty of parking * Picturesque views directly across from Modillion Park * Room for a granny flat (subject to strata & council approvals) Location highlights: * 500m walk to Vahland Avenue Bus Stop * 850m walk to Queen of Apostles School * 850m walk to Riverton Shopping Centre * 900m walk to Shelley Primary School * 1.1km walk to Riverton Primary School * 2.7km drive to Rossmoyne Senior High School Don't miss this opportunity to secure a wonderful home in a prime location. Contact Brittani Wellington today to arrange a viewing and make 83a Modillion Avenue South, Shelley your new address! **Disclaimer:** All information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to carry out their own investigations and due diligence regarding the property and its suitability for their needs. Measurements and distances are approximate and should be independently verified. The details mentioned, including but not limited to, descriptions, features, and proximity to amenities, are based on the best available information at the time of publication and may be subject to change without notice. Neither the agent nor the seller accept any responsibility for any errors or omissions contained herein. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.