

# A/41 Tribute Street, Shelley, WA 6148



## Sold House

Saturday, 10 February 2024

A/41 Tribute Street, Shelley, WA 6148

Bedrooms: 6

Bathrooms: 2

Parkings: 5

Area: 1200 m2

Type: House



Roy Li

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Lynn Ding

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## Contact agent

IdealRealtyWA is proud to present 41A and 41B Tribute St West, Shelley to the market in same time. Your future will be here with two properties on this supersized 1200 sqm . Offering prime location and surrounded by beautiful neighbours, this lot is fully fenced, two strata titles in the heart of Shelley. An exceptional development opportunity for the astute buyer and investors; Zoned R30, this property offers the potential to develop up to FOUR residential lots\*. Whether you're looking for a large or small development project or to take advantage of the full block, this is an enticing property that will set you up for a prosperous future. BENEFITS- Two titles as bonus- 41A (Front ) renovated & freshly painted as bonus - 41B (Rear) with large workshop as bonus - 1200 sqm (approx.) - Development Opportunity or lease out for the dollars growing up straightaway - R30 Residential Zone- Existing dwelling in original condition located on the block- Shelley Primary School zone- Rossmonye Senior High School zone- Build in 1977- Rental appraisal \$1300 P/W at least in current market - No Strata fee or levies You'll be well placed to enjoy everything this riverside suburb has to offer, with Shelley Primary School, Canning River, Shelley Foreshore and parklands, local shops and cafes including The Tribute coffee + kitchen, sporting facilities, and public transport links all within easy reach. Plus Perth CBD, Curtin and Murdoch Universities, Bull Creek Train Station, and much more, all within a 15-minute drive. LOCATION One of Shelley's most sought-after locations 500M to parks 280m to Shelley Primary School 5m drive to Rossmonye Senior High School 500m to Shelley River Foreshore 240m to The Tribute Coffee and Kitchen 270m to Shelley Hub Shopping Centre Easy Access to Transport to Bull Creek Train Station 18 mins to Perth CBD & closes to all amenities. PROPERTY FEATURES (41A)\* Freshly painted \* 3 spacious bedrooms\* Large bathroom renovated \* Separate toilet\* Front Large living room with sky lights \* Kitchen with new electric cook top , spacious bench and ample cupboard space plus built in pantry\* Laundry with rear access and built in linen cupboard\* Ample storage \* Backyard with patio area and low maintenance \* Gas hot water system. PROPERTY FEATURES (41B)\* 2 bedrooms, both with ceiling fans and BIR's\* Separate 3rd bedroom (lock up access from rear yard)\* Main bathroom with built in linen cupboard for additional storage\* Instant gas hot water system\* Open plan kitchen/meals area\* Front living room with ceiling fan\* Kitchen with gas stove, spacious bench and ample cupboard space plus built in pantry\* Separate toilet\* Laundry with rear access and built in linen cupboard\* Rear yard with patio area and low maintenance bore reticulated gardens\* Massive double lock up garage/workshop\* Separate lock up garage attached to main roof\* Solar panels\* Ducted evaporative aircon. PLEASE NOTE\* The properties are in good conditions and sold "as is" and the subdivision option is subject to WAPC and local authorities approval. Be Quick and contact ROY LI on 0415007588 or 61164511 for any further information or book a private viewing. DISCLAIMER: This document has been prepared for advertising and marketing purposes only. 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 and accept no responsibility for the results of any actions taken, or reliance placed upon this document and interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.