

# 6A Melrose Street, Rossmoyne, WA 6148



## Duplex/Semi-detached For Sale

Wednesday, 10 July 2024

6A Melrose Street, Rossmoyne, WA 6148

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 504 m2

Type:

Duplex/Semi-detached



Sean Kum

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## Fr \$1.19MIL

Beautifully presented, this spacious family home offers an open-plan kitchen, family, and meals area, a main bedroom with a walk-in robe and ensuite, two extra-large minor bedrooms, a common bathroom, a large laundry, a formal dining/lounge room, a study/fourth bedroom, and an under-roof storeroom at the rear. A standout feature of this property is its location within the highly sought-after Rossmoyne Senior High School zone, and it's just a short walk to Rossmoyne Primary School. For leisure, you're spoilt for choice with Canning River, Lions Park, and Rossmoyne Park all within walking distance. The home is also conveniently close to Curtin and Murdoch universities. A wide array of amenities, including reputable public and private schools, major and local shopping centres, Riverton Leisureplex, Fiona Stanley Hospital, and St. John of God Hospital, are all within easy reach. Commuting is effortless with close proximity to Leach Highway, Roe Highway, Kwinana Freeway, train stations, and bus stops. This home is ideal for young families, downsizers, or astute buyers seeking excellent rental returns. It's ready for you to move in - just pack your bags! Don't miss this opportunity to make it your home today. All reasonable offers will be considered. Highlights include: Located close to shopping centre, parks, public transport & major highways Within Rossmoyne Primary & Rossmoyne Senior High School intake area Main bedroom with walk-in robe & ensuite 2 other extra-large bedrooms with built-in robes Study or 4th bedroom Open plan layout including kitchen, family & meals area with gas bayonet point Kitchen with ample cupboard space Common bathroom with separate shower, bath & toilet Large laundry with storage Rear courtyard with patio for entertaining Under the roof storage room LED lights Gas instantaneous hot water system Security alarm systems Ducted evaporative cooling system Enclosed double carport with automatic roller door & manual roller door access to the side 504 sqm strata title block No Strata Levy Disclaimer: All information contained has been prepared for advertising and marketing purposes only and is not intended to form part of any contract. Whilst every effort is made for the accuracy of these information, which is 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. Interested parties should make independent enquiries and rely on their personal judgement to satisfy themselves in all respects. Property Code: 1746