

**2/234 Shepperton Road, East Victoria Park, WA  
6101**



**Villa For Sale**

Wednesday, 10 July 2024

2/234 Shepperton Road, East Victoria Park, WA 6101

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Cristina Spinella  
0892172000



Kathryn Perin  
0892172000

## OFFERS ABOVE \$499,000

ENTRANCE VIA REAR ACCESS ON BICKFORD LANE! Your Local Rays of Sunshine welcome you to 2/234 Shepperton Road, East Victoria Park. A delightful single-level villa that combines comfort, convenience, and charm. Nestled in a secure, well-maintained group, this 2 bedroom, 1 bathroom home offers the perfect blend of modern living in a serene setting. Features

- Bright Open Plan Living: Enjoy the spacious and light-filled living areas, perfect for relaxing and entertaining.
- Fully Equipped Kitchen: The kitchen boasts a stove top, oven and ample pantry space, making meal preparation a breeze.
- Comfortable Bedrooms: Both bedrooms are cozy and equipped with ceiling fans and built-in wardrobes, ensuring plenty of storage.
- Outdoor Living: The enclosed patio/alfresco area and minimal rear lawn provide an excellent space for outdoor living and gardening.
- Additional Storage: An outdoor storage shed offers extra space for your belongings.

Location

- Prime Position: Situated in the heart of East Victoria Park, this villa has rear access from the scenic and family-friendly Kate Street Reserve.
- Convenient Amenities: With cafes, restaurants, supermarkets and shops all within easy reach, you'll have everything you need close by.
- Public Transport: Excellent public transport options are available, ensuring easy access to the city and surrounding areas.

Community

- Secure Complex: Located in a private and secure complex of just six villas, you can enjoy peace of mind in this friendly community.
- Nature Nearby: Directly across from the villa, Kate Street Reserve offers a beautiful nature space for family activities and leisurely walks.

Make It Yours Don't miss the opportunity to call this charming villa your new home. With its prime location, comfortable living spaces, and a welcoming community, this is the perfect place to start your next chapter.

2023/24 OUTGOINGS: Town of Victoria Park | \$1,484.27 pa Water Corporation | \$963.41 pa Strata Levies | \$230.00 pq (approximately)

Need more information? Contact your Local Rays of Sunshine - Cristina Spinella on 0414 400 136 or Kathryn Perin on 0405 709 763.

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