



7A Lowry Street, Shelley

3 1 1

### A LITTLE BEAUTY ON THE RIVER'S EDGE

Only a few minutes' walk to the river's edge is this neat and tidy, easy care 3 bedroom, 1 bathroom (2 wc's) home in a quiet cul de sac which sits on a 283sqm green title block. It has the added benefit of being in the Rossmoyne Senior High School Zone, one of Perth's top public high schools and close to all amenities.

It's ideal for a family wanting to enter a riverside suburb and would suit a professional couple or retirees.

Offering three living areas with the lounge/dining to the front of the home and an open plan family, meals area off the kitchen.

The bedrooms are all to the rear of the home and have built in robes and there is the comfort of ducted evaporative air conditioning throughout.

Entertain outdoors under the private paved patio entertaining area, there is also a separate storage room.

- 3 Bedrooms, 1 bathroom with 2 wc's
- Formal lounge / dining room
- Open plan family and meals area
- Central kitchen with breakfast bar, gas hot plates, electric oven and built in pantry
- Laundry with built in cupboard
- Gas hot water system
- Paved patio entertaining area
- Single carport plus storeroom
- Close to Curtin University, 5 minute walk to River, Parklands and less than 12km to Perth CBD
- In the Rossmoyne High School Zone

Current rented \$380 per week until January 2018

Council Rates : \$1543.25 Water Rates : \$996.84

Land Area : 283sqm – Green title block.

For more information on this property or if you would like a FRFF MARKET APPRAISAL on your own

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

283 sqm

**Mid \$600,000's**

ID# 11331100986

**Open for Inspection**

Sun 17 Sep, 1:00pm - 1:30pm



**Jenny Gauci**  
0402 940 342