

**18/80 Sheperds Bush Drive, Kingsley, WA 6026**

**House For Sale**

Wednesday, 15 January 2025



18/80 Sheperds Bush Drive, Kingsley, WA 6026

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 232 m2**

**Type: House**



James Kennedy

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**From \$549,000**

**GET INTO KINGSLEY!!** Entry level into Kingsley dont miss your chance with this perfect easy care property for a variety of buyers, from first-time homeowners to small families, retirees, or savvy investors. Set in a charming complex with a village-like feel, this 3-bedroom, 1-bathroom villa is the perfect opportunity to get into Kingsley at entry level and is situated in an unbeatable location close to shops, medical amenities, cafes, and transport.

**Key Features**

**Warm and Welcoming:** A light and airy open-plan design with neutral decor that creates a truly homely atmosphere.

**Spacious Bedrooms:** The main and second bedrooms are generously sized, complete with built-in robes and ceiling fans. The third bedroom is also ample-sized, with a security roller shutter for added peace of mind.

**Comfortable Living:** A cozy living area with ceiling fans and a gas bayonet for year-round comfort which flows through to meals and dining areas.

**Easy Maintenance:** Low -maintenance manually reticulated gardens and a large shaded patio with blinds for seamless indoor-outdoor living.

**Outdoor Features**

Enclosed patio with cafe style blinds providing shade and privacy, perfect for entertaining or relaxing. Two garden sheds for extra storage. Single undercover carport and additional visitor parking nearby. Pet-friendly complex with no common walls for added privacy.

**Extras:** Gas hot water system Security features including screen doors to front, back, and laundry areas, and shutters on key windows. Built in 1986 on a manageable 232m<sup>2</sup> block.

**Prime Location**

Situated just 100mtrs to local Dome coffee shop, IGA, Medical centre and Kingsley shops Convenient shortcut access to local shops, medical facilities, cafes, and public transport. Low strata fees of \$525 per quarter make this home even more appealing. This delightful property is perfect for those looking to downsize, invest, or settle into their first home. The combination of low maintainance, functionality, and a fantastic location makes it a must-see. Call James or Kylie Kennedy on 0421 420 450 or email [James@professionalskingsley.com.au](mailto:James@professionalskingsley.com.au) today to arrange a viewing and secure this entry level buying property! Property ID: 1350717