

**12/147 Derby Rd, Shenton Park, WA, 6008**



**Unit For Sale**

Tuesday, 26 November 2024

12/147 Derby Rd, Shenton Park, WA, 6008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Darcy Glynn  
0893883911

## Parklife

Set Date Sale: Absolutely all offers presented 4:00pm Monday 2nd December 2024.

\*Contact Darcy for a buyer feedback range\*

Please note that enquiries without a phone number will have a longer response time.

Floorplan available upon request.

### What we love

This unit has all the convenience of inner-city living while being in an idyllic park-side setting you'd expect to find in a family suburb. Right across from the beautiful Rosalie Park, this well maintained 2 bedroom, 1 bathroom unit boasts low maintenance living in an unbeatable location.

Parkville is a mid-century complex filled with character, unlike boring new age apartment complexes. In this exclusive complex of only 12 units, you'll have more than enough peace and quiet to work from home on those days you would rather soak up the sun from all of the natural light than go into the office. The private courtyard catches sun all day, it's just itching for you to host that first house-warming party.

There are any number of restaurants, cafes and bars within a short distance but if you only feel like going to the end of your driveway, this property's Uber Eats selection is unmatched.

The proximity to public transport means you don't need a car but you do have a dedicated undercover bay.

If you have been looking for that first home, but don't love the idea of high-rise living – this is for you.

### What to know

- 77m<sup>2</sup> Floor area
- 2 Bedroom
- 1 Bathroom
- 2 x split system a/c's
- Built-in robes
- Full laundry
- Open-plan living, kitchen and dining
- Gabled ceiling to living area
- Large courtyard
- Electric stove top
- Split system A/C to living
- Designated store-room
- Pets allowed (within strata guidelines)
- Strata fees \$800 per quarter
- Council rates \$1,800.49 per annum
- Water rates \$1,071.11 per annum

### Location

- 50m to Rosalie Park
- 260m to Shenton Park Shopping Centre
- 550m to Sir Charles Gairdner Hospital
- 700m to The Unicorn Bar

- 750m to Kings Park
- 1.1kms to Shenton Park Station
- 1.3kms to Paris end of Rokeby Road

Who to talk to

Darcy Glynn

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