

**13D Shalford Way, Girrawheen, WA, 6064**

**Unit For Sale**

Tuesday, 26 November 2024



13D Shalford Way, Girrawheen, WA, 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Biljana Trifunoska

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## **The Ultimate Blend of Comfort, Convenience, and Potential!**

Nestled in the heart of Girrawheen, this immaculately maintained 3-bedroom, 1-bathroom gem is an opportunity you don't want to miss. Positioned on a generous 604m<sup>2</sup> lot—the largest in a boutique complex strata home—this property offers a rare combination of space, style, and unbeatable location.

Lovingly cared for by the same owner for 20 years, this home is move-in ready with an impressive open-plan living space. The modern kitchen, featuring sleek new appliances including a stove, oven, and dishwasher, flows seamlessly into the living and dining areas, making it perfect for entertaining or relaxed family living. The master bedroom boasts extra overhead storage, while the second bedroom include built-in wardrobes for added convenience. Air conditioning in the heart of the home, ensures year-round comfort in every corner of the home.

Step outside and be wowed by the expansive alfresco area, perfect for hosting gatherings or enjoying peaceful mornings surrounded by a lush, low-maintenance garden with established trees. The outdoor space is your private oasis, offering endless opportunities to relax or entertain in style.

Situated just moments from Warwick Stadium, parks, supermarkets, and a range of local amenities, the location is second to none. Zoned R40, this property also offers exciting future development potential (subject to council approval), making it an ideal investment opportunity.

Whether you're a first-time buyer looking for the perfect start, a family seeking a cozy yet spacious retreat, or a savvy investor ready to capitalize on an incredible opportunity, this property is must-see. Homes like this are in high demand, and this one won't stay on the market for long.

Don't wait—secure your slice of Girrawheen today. Contact us now to arrange your private viewing before it's gone!

Council Rates: Approximately \$1700

Reserve Fund: \$92.78

Strata Fees: \$555/Quarterly

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