

## 31A Coventry Road, SHOALWATER, WA 6169

SOLD BY SHAUN GROVES

Imagine living on Coventry Rd for this price! Beautiful family home reduced to sell!

Of course, we are all enamoured with the lifestyle benefits offered from potentially living in this ever-popular locality. One of the regularly espoused main attributes being the ability to "stroll to the thriving beach life" scene of Shoalwater - well, how about being perched on a quiet rear block just off Carlisle St where you are a stone's throw from everything, but tucked away in the privacy of your own enclave. We have aged care just around the corner, the medical centre next to that, and then the Shoalwater Shopping Centre adjacent to that. This is super convenient living on the preferred side of Shoalwater, and close to everything that matters.

Features Include:-

- Modern kitchen with neutral palette (900mm oven & gas cooker)
- Open plan living
- Multiple living areas
- Theatre

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P125822

**SALE DETAILS**

**Offers From \$599,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Shaun Groves**  
0414461976

- 4 absolutely huge bedrooms with built in robes
- Central air conditioning (multi-zone)
- Double garage with access to the rear courtyard
- Very private and quiet

Location:-

- 100m\* to aged care (Google Maps)
- 150m\* to Shoalwater Shopping Centre (Google Maps)
- 230m\* to Shoalwater Oval (Google Maps)
- 600m \*to the beach (Google Maps)
- 2.5km\* to Point Peron (Google Maps)

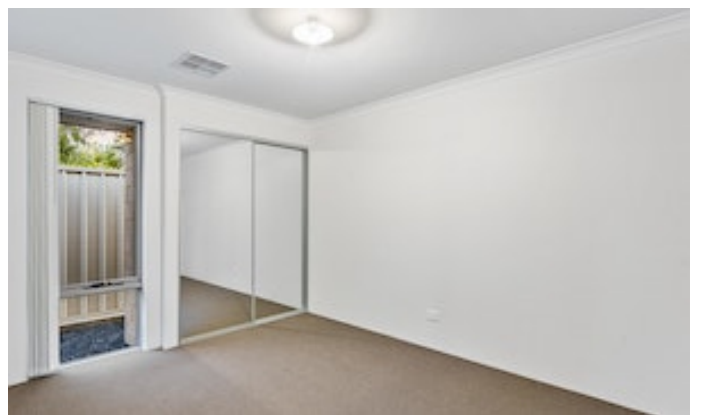
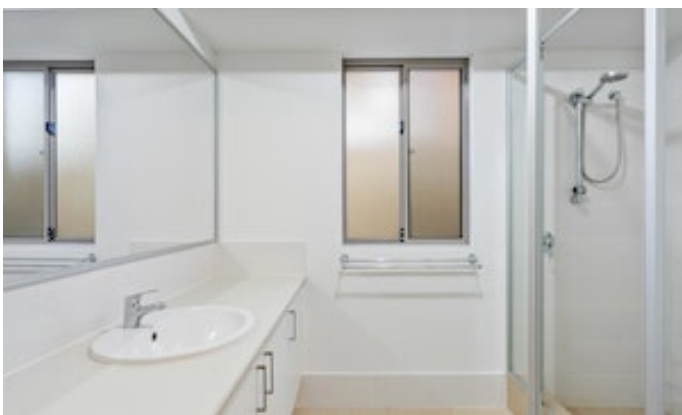
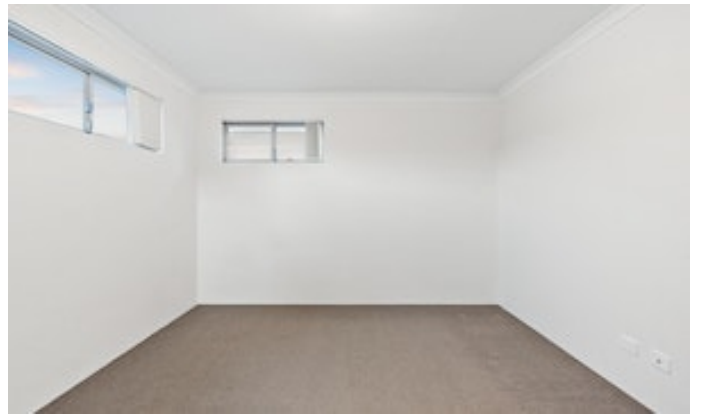
Call Shaun Groves on 0414 461 976 or email [shaun.groves@elders.com.au](mailto:shaun.groves@elders.com.au)

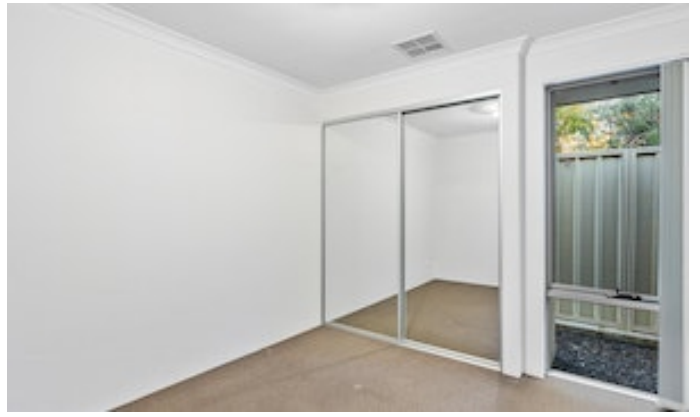
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements and distances are approximate only and marked with an (\*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 402.00 square metres
- Building Area: 174.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











[ ]Ground floor

31a Coventry Road Shoalwater

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

