



## 52A Frederick Street, SHOALWATER, WA 6169

SOLD BY SHAUN GROVES

### COMMANDING CHARM

Character 3-bedroom home on a commanding block in Shoalwater. doubling as the ideal property for those seeking to live close to the beach with their young family. Footsteps away, you will find Apex Reserve, and just a few hundred metres away is Safety Bay Primary.

The kitchen and bathrooms were completely reno'd last year, and she now has a mid-century modern feel. The floors have also been repurposed with natural wood look hybrid flooring. This is where your family's new chapter begins - and where many happy memories are destined to be made!

### FEATURES

- Multiple living areas
- Reno'd modern kitchen with wood tops

**TYPE:** Sold

**INTERNET ID:** 300P177306

### SALE DETAILS

[Make an Offer](#)

### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**

8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Shaun Groves**  
0414461976

- Offset dining area
- 3 generous bedrooms
- Reno'd bathroom (walk in shower)
- separate w/c
- Air conditioning

#### OUTSIDE FEATURES

- Al-fresco
- additional separate deck area
- Space for caravan
- solar

#### LOCATION

100m\* to Apex Reserve (Google Maps)

250m\* to Shoalwater Shopping Centre (Google Maps)

300m\* to Aegis Aged Care (Google Maps)

500m\* to Safety Bay Primary (Google Maps)

900m\* to the beach (Google Maps)

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/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 444.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3











## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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