



17/4 Minchinson Street, SHOALWATER, WA 6169

Looking for a generously sized unit in Shoalwater that won't break the bank?

Tucked away in beautifully maintained communal gardens, this apartment delivers space, potential, and location in one neat package. With two well-proportioned bedrooms, a large open-plan living area, and a separate laundry, this home is ideal for first-home buyers, downsizers, or savvy investors.

With super low strata fees it keeps the yield high and ensures healthy returns. Alternatively, if it's your primary res, you can enjoy the perks of a well-run strata and beautiful surrounds, without the crazy strata fees of other complexes in Shoalwater.

The unit recently underwent a reno and now features a neutral palette and modern conveniences. And with the beach less than 1km* away, the lifestyle on offer is unbeatable.

FEATURES

Spacious living area with open plan layout

Large sliding doors onto patio

TYPE: For Sale

INTERNET ID: 300P185187

SALE DETAILS

Offers Over \$439,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Shaun Groves
0414461976

Master bedroom can easily fit king size bed

Second bedroom also of good size and will fit queen bed

Separate standalone laundry

Hybrid flooring

Manicured communal gardens

Low strata fees

LOCATION

120m* to Apex Reserve (Google Maps)

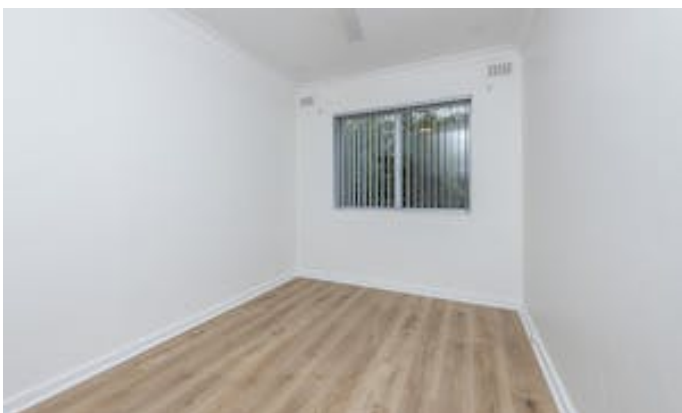
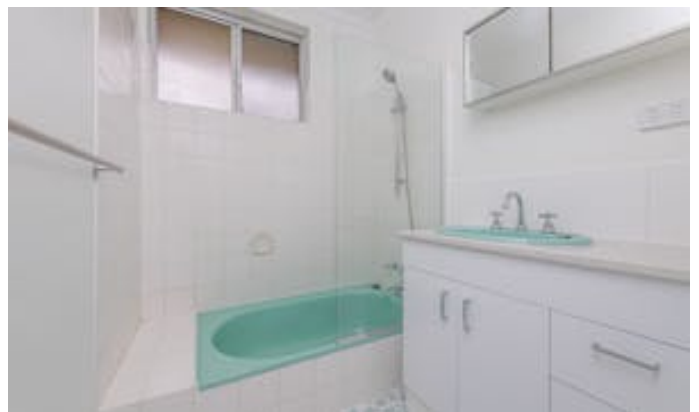
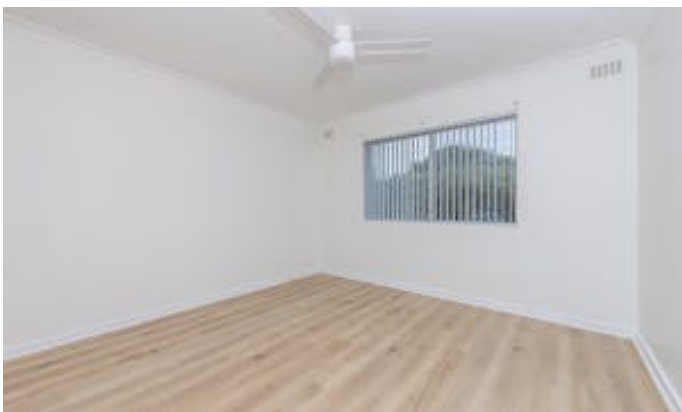
250m* to Safety Bay Primary School (Google Maps)

900m* to Shoalwater beach (Google Maps)

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*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.

- Bedrooms: 2
- Bathrooms: 1
- Single carport









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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