



13 Hadley Street, SHOALWATER, WA 6169

895m2 block in The Anchorage

Perfectly positioned on a generous 895m² block directly opposite Apex Reserve, this property delivers unbeatable potential and lifestyle appeal. With excellent side access and plenty of room to add a granny flat (STCA), it's a dream opportunity for families, tradies, or buyers needing space for a boat, caravan, or all the toys.

Step inside to a modern kitchen lit by stylish pendants, laminate floors flowing through the living areas, and bright, open spaces ready for countless happy moments with the kids.

Step outside and discover a backyard designed for living and entertaining. Expansive lawn areas provide the ideal playground for kids and pets, while the sparkling pool promises endless summer enjoyment. A well-appointed shed adds valuable storage and workspace, making weekend projects a breeze.

This is a rare find in a sought-after location-ready to reward its next owner.

FEATURES

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: For Sale

INTERNET ID: 300P187428

SALE DETAILS

Offers From \$799,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Shaun Groves
0414461976

Living areas offer a multitude of options

Well-appointed kitchen with pendant lighting

Bathrooms feature walk in showers

Additional separate W/C

Separate laundry

Airconditioning

Sky lights

OUTSIDE FEATURES

Pool

Large alfresco

Shed

Side access

Parking for boat or caravan

LOCATION

20m* to Apex Reserve (Google Maps)

600m* to Shoalwater Shopping Centre (Google Maps)

1km* to Shoalwater Beach (Google Maps)

3km* to Point Peron (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 895.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4







