



39A Frederick Street, SHOALWATER, WA 6169

Shoalwater Sanctuary at 39A Frederick

Positioned on a generous 500sqm strata lot and just moments from the coastline, this charming two-bedroom duplex offers the perfect blend of comfort, character and convenience. Beautiful timber floorboards flow throughout the home, creating warmth and timeless appeal, while the spacious living area provides the ideal space to relax and entertain.

Designed for easy living, the home features generously sized bedrooms, a well-appointed kitchen with ample bench space, air conditioning located in them living area for year-round comfort. Outside, the expansive backyard offers plenty of room for children, pets or future landscaping opportunities.

Features Include:

- Two spacious bedrooms
- Well-appointed bathroom
- Open-plan living area
- Beautiful timber floorboards throughout

TYPE: For Sale

INTERNET ID: 300P197291

SALE DETAILS

From \$639,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
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Rockingham, WA
08 9591 4999

Shaun Groves
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- A/C located in the living room
- Functional kitchen with generous bench space
- Light-filled interiors
- Comfortable and practical floor plan

Outdoor Features Include:

- Generous 500sqm strata lot
- Large backyard with plenty of room to enjoy
- Ample space for entertaining
- Easy-care outdoor areas

Location:

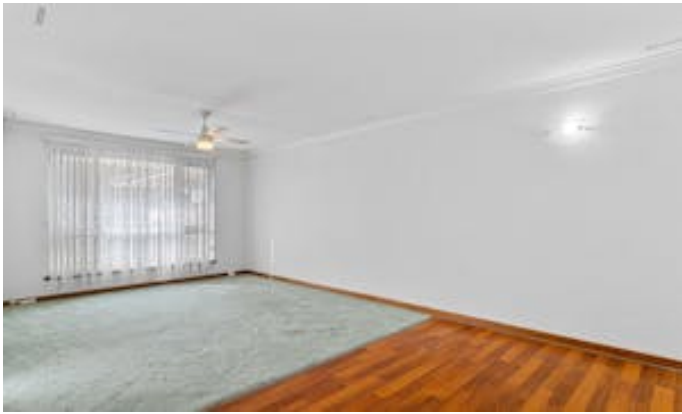
- 170m* to Shoalwater Shopping Centre (Google maps)
- 250m* to Shoalwater Oval (Google maps)
- 350m* to Lake Richmond (Google maps)
- 950m* to Shoalwater Beach (Google maps)
- 2.4km* to Point Peron (Google maps)

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.

- Building Area: 83.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single carport









The floor plan shows a rectangular house layout. At the top left is a laundry room (L'DRY) with a washing machine and dryer. Below it is a toilet (WC) and a shower (SHR). To the right of the laundry area is a large bedroom (BEDROOM 1) with a bed and dresser. Below the shower is a bathroom (BATH) and a linen closet (LINEN). To the right of the bathroom is a second bedroom (BEDROOM 2) with a bed. Below the bedrooms is a dining area (DINING) with a table and chairs, and a kitchen (KITCHEN) with a refrigerator (REF). At the bottom left is an entry area leading to a living room (LIVING) with a sofa and coffee table. To the right of the living room is a tiled porch (PORCH).

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.

39A FREDERICK STREET, SHOALWATER