



1/7 Roy Street ST JAMES, WA

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ALL OFFERS WELCOME! MUST BE SOLD!

Opportunities like this don't come by everyday as this solid brick veneer home is waiting for you! With so much to offer including two great sized bedrooms, plus a study, one well-appointed bathroom, a spacious formal lounge, kitchen and meals plus so much more all in a ultra - convenient location.

Peacefully situated on a large 508sqm block, this property is deal for first home buyers and astute investors alike and with a need of TLC you can restore this residence it to its former glory. With a host of desirable amenities including Carousel Shopping Centre, schools, Curtin University, restaurants, parks and public transport, the location couldn't be more ideal so make this on your viewing list today.

Act fast!

Features include:

- *Spacious light-filled formal lounge
- *Walking distance to a host of amenities and

Price: \$305000