



5/87 Barbican Steet East Shelley, WA

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## THE PERFECT STARTER!

This lovely two bedroom unit will have you feeling on top of the world right in the middle of this sought after riverside suburb of Shelley.

Peacefully situated within moments of the scenic Canning River and tranquil beautiful parklands that is on offer, plus close proximity to cafes, shops and amenities, this is the perfect starter ideal for first homebuyers or investors alike. Boasting a large living area, two generously sized bedrooms and a beautifully appointed bathroom plus so much more all within the Rossmoyne High School Zone makes this delightful home one not to be missed. Act fast!

### Features:

- \*Spacious master bedroom cooled by a ceiling fan and built in robes
- \*Second bedroom with built in robes
- \*Bright and airy bathroom complete with bathtub and shower recess
- \*Light and bright open plan living area
- \*Bonus pantry
- \*Moments to Canning River and parklands, shop

**Price:** \$UNDER OFFER

**Council Rates:** \$1,432.00/year (approx)

**Water Rates:** \$871.00/year (approx)

**Strata Rates:** \$350.00 p/q