



## Parmelia, 5 Cowlshaw Rise

Parmelia Gem &ndash; Ideal First Home or Investment

Sheenu from LJ Hooker Kwinana proudly presents 5 Cowlshaw Rise, Parmelia &ndash; a charming and character-filled home offering comfort, convenience, and endless potential.

Situated on a spacious 700sqm block and built in 1989, this well-maintained 3-bedroom, 1-bathroom home features a remote-controlled single garage and presents a fantastic opportunity for families, first-home buyers, and investors alike.

Tucked away in a peaceful, cul-de-sac just off Challenger Avenue, this delightful property strikes the perfect balance between tranquillity and accessibility. Enjoy the convenience of being within walking distance to parks, bus stops, local schools (including St Vincent's Primary School), and nearby shopping centres. Public transport options along Challenger Avenue also provide easy access to key amenities, including medical facilities.

Inside, you'll find:-



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1K0RGQ5](http://ljhooker.com.au/1K0RGQ5)

**Contact**  
**Sheenu Insan**  
0456 208 107  
[sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au)

**LJ Hooker Kwinana**  
**(08) 9439 3333**

- \* A spacious front lounge with carpet and split-system air conditioning
- \* An open-plan, fully tiled kitchen and living space
- \* Ceiling fans in the living area and master bedroom
- \* A fully brick-paved alfresco area &ndash; perfect for outdoor entertaining
- \* Freshly painted, clean gutters, and low-maintenance, well-kept gardens
- \* Ample driveway space to accommodate a boat, caravan, or 4WD
- \* Room to add a granny flat or workshop (Subject to council approval)

Additional Highlights:-

- \* Estimated rental return: \$600&ndash;\$620 per week
- \* Water rates: approx. \$972.67 per year
- \* Shire rates: approx. \$2,100 per year

The expansive backyard offers excellent potential for a separate granny flat &ndash; ideal for extended family, rental income, or guest accommodation &ndash; adding versatility and value to the property.

With solid foundations, all the essentials in place, and scope to personalize or expand, 5 Cowlshaw Rise is bursting with potential and won't stay on the market for long.

Contact Sheenu today on 0456 208 107 or email [sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au) to arrange your viewing.

Disclaimer:

This advertisement has been prepared to the best of our knowledge using information provided by the seller. While all efforts have been made to ensure accuracy, buyers are encouraged to conduct their own research and inspections to confirm property details.

Don't miss this incredible opportunity to secure a fantastic home in a sought-after location &ndash; act fast before it's gone!



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## More About this Property

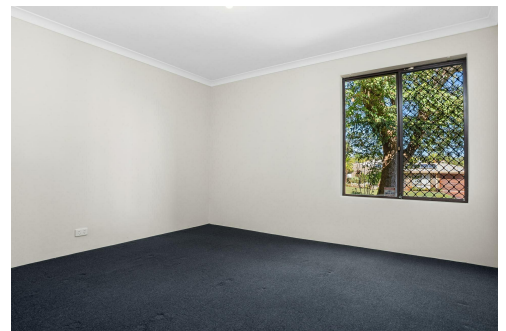
Property ID	1K0RGQ5
Property Type	House
Land Area	700 m <sup>2</sup>
Including	Toilets (1)

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Sales Consultant | [sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au)

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Unit 4, 40-46 Meares Avenue, KWINANA WA 6167  
[kwinana.ljhooker.com.au](mailto:kwinana.ljhooker.com.au) | [reception@ljhkwinana.com.au](mailto:reception@ljhkwinana.com.au)



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