



1/49-51 Mosaic Street East, Shelley

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## Renovated Riverside Villa in Rossmoyne Senior High School Zone

**FOR SALE**

New Price \$730,000 - \$780,000

**VIEW**

Sat 4th Jul @ 10:00AM - 10:30AM

**AGENTS**

Kim Liew

0430 015 796

[kim.liew@ljhvicpark.com.au](mailto:kim.liew@ljhvicpark.com.au)

**AGENCY**

LJ Hooker Victoria Park | Belmont (WA)

(08) 9473 7777

### ACCOMMODATION

This is the perfect opportunity for those seeking a fully renovated home. Nestled in a quiet group of just 11 villas, this two-bedroom has been stylishly updated and offers a smart floor plan with effortless low-maintenance living, all in a central, riverside location.

Both the kitchen and bathroom have been beautifully renovated. The kitchen features a crisp subway tile splashback, generous benchtop space, abundant cupboard and drawer for storage. Whether you are a first home buyer, young family, or astute investor, this villa delivers space and style in equal measure.

Buyer will have vacant possession from 6 July 2026.

### Features & Benefits

- Neutral paint tones throughout
- Ceramic electric cooktop, fan-forced oven and rangehood
- Sleek floorboards to living and dining, carpets to bedrooms

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.

 **LJ Hooker**

- Two split-system air conditioners (living area and master bedroom)
- Single-door fridge recess in kitchen
- New vertical blinds installed throughout
- Spacious bathroom and laundry
- Private rear courtyard and garden
- Garden shed
- One carport plus visitor parking bays on site

#### Investor Information

Forecast rent \$700 - \$730 per week.

#### Rates & Strata Levies

- Council Rates: \$1,883.33 FY25/26
- Water Rates: \$1,018.14 FY25/26
- Strata Admin Levy: \$534.09 per quarter
- Strata Reserve Levy: \$243.18 per quarter

#### Location

Set in the sought-after suburb of Shelley, this villa offers an enviable blend of lifestyle and convenience. Surrounded by lush open spaces and the Canning River, it's a haven for low-maintenance, riverside living.

Zoned for both Rossmoyne Senior High School and Shelley Primary School, the home is moments from Riverton Forum, Rossmoyne IGA, and the popular Tribute Street café. Beautiful parklands and scenic riverside trails are right on your doorstep, while water lovers will relish easy access to kayaking, sailing, and the Shelley Sailing Club.

#### Contact

Represented by Kim Liew. To book your viewing, contact Kim directly or text "1/49-51 Mosaic Street East" to 0430 015 796 for further information.

## MORE DETAILS

Property ID	5GWZFFB
Property Type	Villa
House Size	62 m2
Land Area	146 m2
Including	Air Conditioning Courtyard Floorboards Carpeted Close to Schools Close to Shops Close to Transport Window Treatments

#### Kim Liew 0430 015 796

Sales Consultant | kim.liew@ljhvicpark.com.au

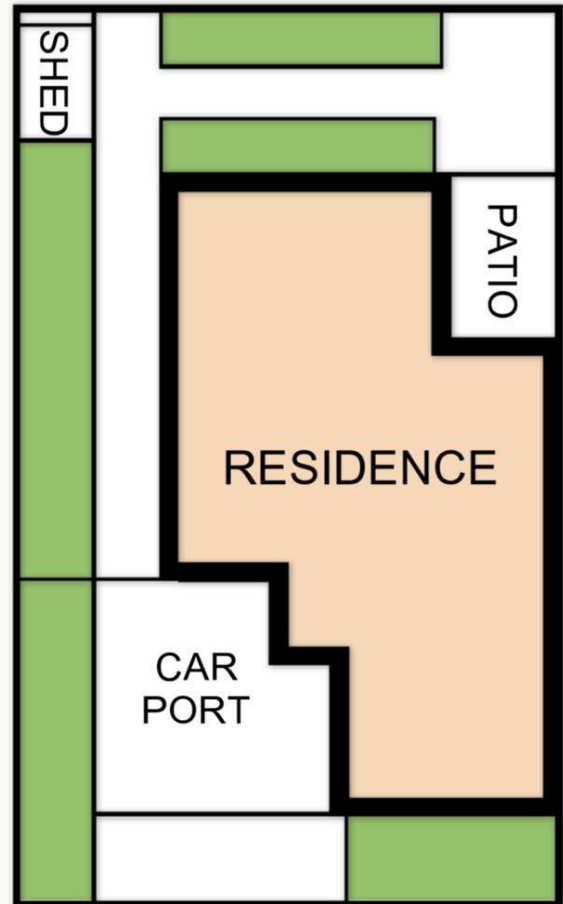
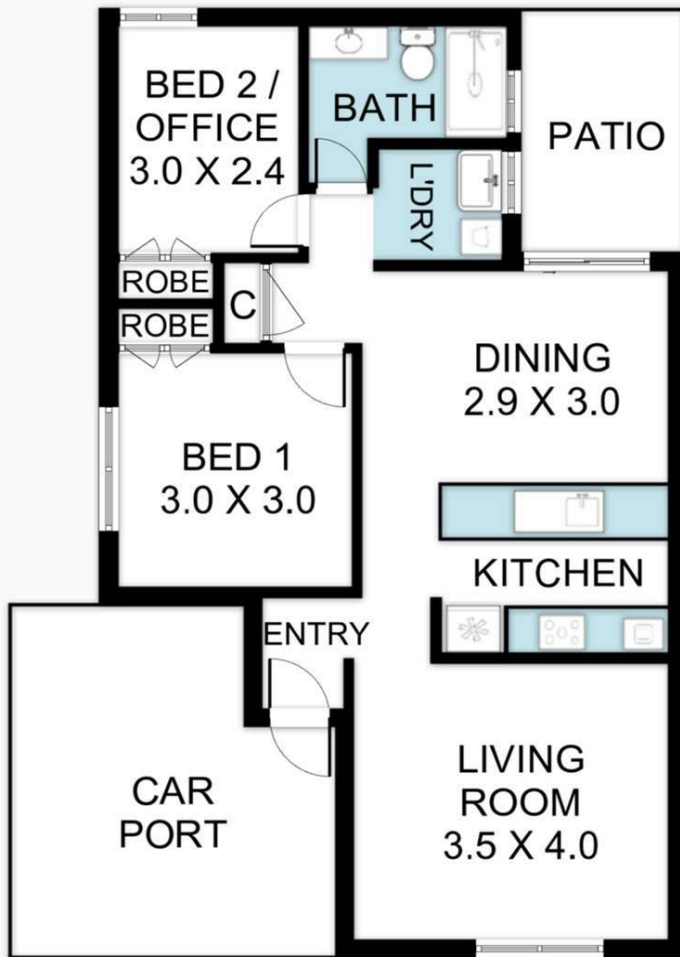
#### LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777

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## 49 Mosaic St E, Shelley WA 6148

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors Windows rooms and any other items are approximate and no responsibility is taken for any error omission or misstatement . This plan is for illustrative purposes only and should be used as such by any prospective purchaser.