

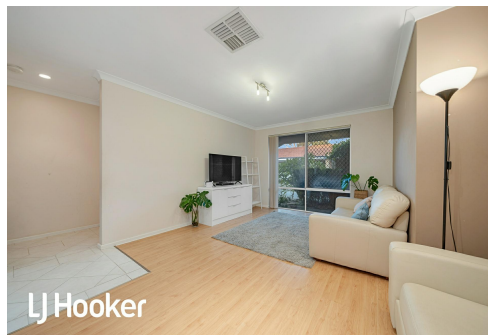


**SOLD**

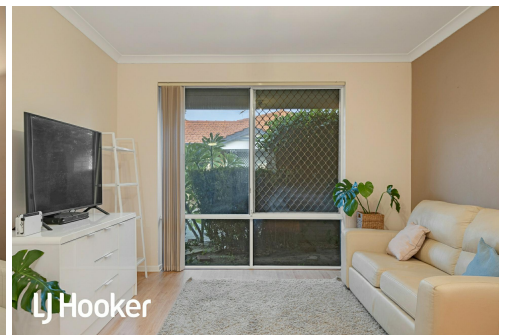
**LJ Hooker**



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## Shelley, 2/42 Corbel Street

Spacious Family Villa In Prime Riverside Location



**For Sale**  
SOLD | By Kim Liew

**View**  
[ljhooker.com.au/5FYFFB](http://ljhooker.com.au/5FYFFB)

**Contact**  
**Kim Liew**  
0430 015 796  
[kim.liew@ljhvicpark.com.au](mailto:kim.liew@ljhvicpark.com.au)

### ACCOMODATION

Nestled in a small group of eight, this well-designed open plan villa offers low maintenance living in prime riverside location. It is perfect for a young family, first home buyer, downsizer or an astute investor.

Light filled and spacious, the open plan kitchen and dining area features French doors that overlooks into the spacious courtyard, perfect for entertainment with family and friends all seasons. The kitchen features stainless steel appliances, tiles splashback, plenty of benchtop space, cupboards and drawers for storage.

The master bedroom and two minor bedrooms are generous in size, each bedroom features its own built-in robe.

### FEATURES AND BENEFITS



**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.

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**(08) 9473 7777**

- \* Neutral paint tone throughout
- \* Floorboards in living area
- \* Tiles in dining and kitchen areas
- \* 4 gas burners cook top with fan force oven
- \* Dishwasher
- \* Tiles flooring in bathroom and laundry
- \* French doors in the living and dining area
- \* Spacious main bathroom with bathtub
- \* Large laundry
- \* Evaporative air conditioning
- \* Gas hot water system
- \* Two cars garage

#### INVESTOR INFORMATION

This home is currently tenanted on a fixed lease to 31 May 2025. Forecast rent return is \$750 —\$800 per week.

#### RATES AND LEVY

- Council Rates \$1,990.79 FY24/25
- Water Rates \$1,208.04 FY24/25
- Strata Levy \$589.00 per quarter

#### LOCATION

This home is situated just 950m to Shelley Primary School and 550m to the Shelley Foreshore along the Canning River. Step outside to beautiful parklands, riverside trails, and the weekly Shelley Parkrun. Water sport lovers will adore the easy access to kayaking, sailing, and the Shelley Sailing Club (only 700m away).

Families will value the top-tier school zones of Rossmoyne Senior High School and Shelley Primary School. This home is located minutes from Southlands Boulevard, Riverton Forum, Rossmoyne IGA and local cafes.

Commuting is effortless, with a bus stop right outside the home. Ideally positioned, this home is located in close proximity to Curtin University, Murdoch University, St John of God Murdoch, and Fiona Stanley Hospital. It has easy access to major arterial road Leach Highway.

#### CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "2/42 Corbel Street" to 0430 015 796 for your free digital brochure.



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(WA)  
(08) 9473 7777**

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## More About this Property

Property ID	5FYFFB
Property Type	Villa
House Size	123 m2
Land Area	292 m2

**Kim Liew 0430 015 796**

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

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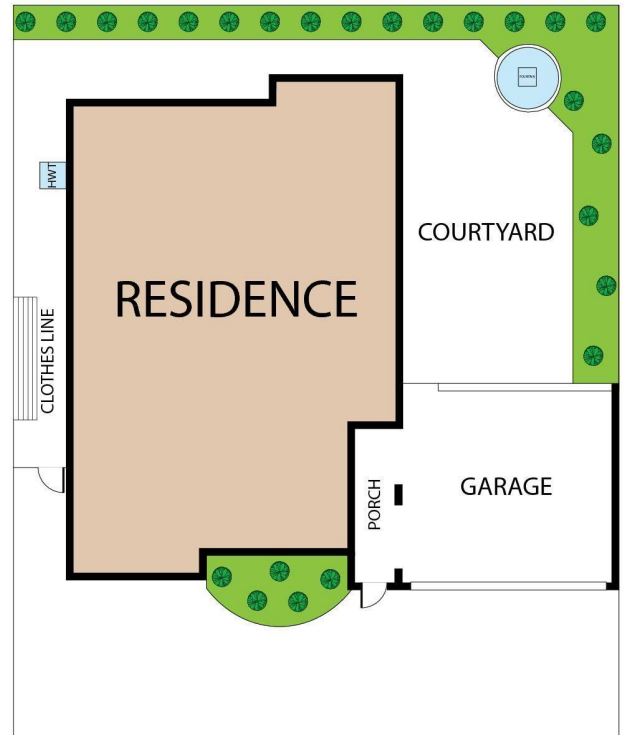
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(WA)  
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2/42 Corbel Street, Shelley, WA, 6148

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

APPROXIMATE BUILT AREAS	
BUILT AREA	: 118m <sup>2</sup>
PORCH	: 5m <sup>2</sup>
COURTYARD	: 44m <sup>2</sup>
GARAGE	: 32m <sup>2</sup>
TOTAL BUILTS AREA	: 199m <sup>2</sup>