



15/5 Carlisle Street, Shoalwater

Coastal Gem, Renovated Style & Serious Value!

Searching for great value in an unbeatable coastal location? This beautifully renovated ground floor two bedroom unit, set within a well maintained complex, presents an opportunity that's hard to beat. Whether you're a first home buyer ready to enter the market, an investor seeking a quality addition to your portfolio, or a downsizer embracing an easy-care lifestyle, this property ticks all the boxes. Make your move, arrange your inspection today and discover why this coastal gem deserves to be at the top of your list.

THE HOME

2 Bedrooms
1 Bathroom
1 Separate toilet
Open living and dining area
Kitchen
Laundry
Renovated 2023
Built 1971
Approx 84sqm

FEATURES

2 1 1

FOR SALE

Offers Over \$499,000

VIEW

Sat 31st Oct @ 10:00AM - 10:30AM

AGENTS

Jodie Francis
0499 570 545
jodie.francis@ljhpxp.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.



Contemporary light bright ground floor unit with neutral décor throughout ready for personal touches
Reverse cycle split system air conditioning
Hybrid timber look flooring to living, dining and kitchen for easy living
Modern LED lighting throughout
Welcoming and spacious front living room and dining area filled with natural light
Centrally renovated kitchen with stone benchtops, microwave recess, freestanding De'Longhi oven and electric cooktop, an abundance of storage with full height pantry and excellent drawer and bench space with a window for natural light and garden views
Generously proportioned main bedroom with mirrored built in robes, plush carpet and window for natural light
Good sized second bedroom with window for natural light and plush carpet
Modern bathroom with wall hung vanity, large sink, mirror, generously sized glass screened shower and window for natural light
Separate toilet
Separate laundry with fold down drying rack, excellent storage and direct outdoor access
Hallway storage
Covered front patio perfect for morning coffee or cocktails by night
Allocated covered carport

Estimated Rental Return: \$500 - \$520 per week

OUTGOINGS

Council rates: approximately \$2,220 per annum

Water rates: approximately \$1,000 per annum

Strata: approximately \$850 per quarter

LOCATION

Shoalwater Medical Centre: approximately 290m

Shoalwater Foreshore: approximately 500m or a seven-minute walk

Shoalwater Shopping Centre: approximately 550m

Safety Bay Primary School: approximately 1.1km

Rockingham City Centre: approximately 4.8km

Rockingham General Hospital: approximately 4.8km

FUTURE INVESTMENT IN THE AREA

The Australian Government has announced investment of up to \$8 billion to expand HMAS Stirling on Garden Island over the next decade.

Can't make the home open? No problem. Contact Jodie to arrange a private inspection

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MORE DETAILS

Property ID	4TEEFF2
Property Type	Unit
House Size	84 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes

Jodie Francis 0499 570 545

Sales Executive | jodie.francis@ljhpxp.com.au

LJ Hooker Mandurah (08) 9586 5555

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Unit 15, 5 Carlisle Street, Shoalwater

2 Bed 1.5 Bath 1 Car



FLOOR PLAN



CARPORT

Internal : 66m²



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