



9G Shalford Way, Girrawheen



## Neat Townhouse in Secure Complex

This well-presented townhouse apartment is conveniently located in a secure complex in Girrawheen. Featuring three bedrooms, one bathroom and a spacious outdoor entertaining area, this surprisingly spacious home has so much to offer young families, couples and investors. Enjoy close proximity to parklands, local shopping centres and great schools.

The naturally bright living area offers versatility for comfortable living, with split system air conditioning providing easy climate control no matter the season. Utilise this space for TV viewing, with a study desk in the corner to suit your needs.

Cooking will be a breeze in the functional kitchen, complete with four-burner gas cooktop, oven, under-bench cabinetry and an outlook to the garden.

Head upstairs for all three generously sized bedrooms, any of which can be used as a home office or playroom as needed. Effortlessly able to accommodate a queen-sized bed, the master bedroom also boasts double sliding robes.

Mirrored medicine cabinets, a floating vanity with integrated basin and an oversized semi-frameless shower feature in the bathroom. The laundry has

3 1 1

**Price**

**SOLD**

**Property Type**

Residential

**Property ID**

26865

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
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08 9207 2088

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an external door to the yard, and room for your washer and dryer.

Furry family members will love running around on the expanse of grass in the backyard. Enjoy year-round entertaining beneath the pitched pergola, the perfect spot for a barbeque and outdoor furniture. A generous garden shed offers additional storage room, and space for the mower and your tools.

This well-presented townhouse offers an attractive easy-care lifestyle. To register your interest today contact Liz Stewart from Xceed Real Estate on 0422 247 321.

#### Features:

- 3 bedroom, 1 bathroom home
- Secure complex
- Two car spaces
- Laminate timber flooring downstairs
- Carpet upstairs to bedrooms
- Oversized semi-frameless shower
- Paved entertaining pergola area
- Rear grassed area & raised garden beds
- Garden shed
- Split system air conditioning in living
- Security screens to first storey windows & external doors
- Currently tenanted until 24/01/22 at \$275p/w

#### Location:

- 140m to Curtis Park
- 480m to Girrawheen Senior High School
- 760m to Hudson Park Primary School
- 580m to Our Lady of Mercy Primary School
- 2.2km to Mercy College
- 330m to Summerfield Shopping Centre
- 2.2km to Alexander Heights Shopping Centre
- 1.9km to Stirling Leisure Centre Balga
- 4.4km to Warwick Station

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