

Sold



3, 165 Derby Road, Shenton Park



### Parkside Living in Prime Location

Discover tranquillity near the heart of the city in this low maintenance 2-bedroom, 1-bathroom ground floor apartment located in sought after Shenton Park. Ideal for the urban professional seeking a serene retreat within close proximity to the city bustle.

Nestled in a sought-after small complex with a secure electric gate and established gardens, this move in & enjoy single-level, easy care unit is ideal for first home buyers, investors or retirees alike. Next to the living room is an enclosed sunroom, alfresco or balcony where you can sit, relax or entertain to the leafiest of outlooks in the background. A lovely reticulated garden and lawn area is situated downstairs, with a picnic table for residents to also utilise.

Conveniently situated within walking distance to bus routes, Sir Charles Gardner Hospital, Rosalie Park, Shenton Park Train Station, Lake Jualbup, and Perth Children's Hospital. Embrace easy access to Kings Park and UWA just minutes away. The property also falls within the sought-after Rosalie Primary and Shenton College catchment zones.

Contact Hamish on 0417 971 528 to arrange a private viewing.

Property Features;

- 2 bedrooms
- Internal laundry

 2  1  1  75 m2

**Price** SOLD for \$416,000  
**Property Type** Residential  
**Property ID** 29748  
**Land Area** 75 m2

### Agent Details

Hamish Laidlaw - 0417 971 528

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

- 1 bathroom
- Neutral interior palette
- Generous living space
- Enclosed balcony/patio
- Dedicated car bay
- Communal drying/clothesline area at ground level
- Established gardens with picnic table

Approximate distance to;

- 200m- Rosalie Park
- 280m- Rosalie Primary School
- 400m- The Good Grocer 24/7 IGA
- 700m- Sir Charles Gardiner Hospital
- 1.1km- Kings Park
- 1.3km- Shenton Park Train Station
- 1.5km- Shenton College

Council Rates: \$1,711 approx per annum

Water Rates: \$1,050 approx per annum

Strata Rates: \$1,000 approx per quarter

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*