



# FOR SALE

## DON'T MISS THIS OPPORTUNITY LOW \$400.000'S 3 X 1 X 2

The property is located a few minutes from Fiona Stanley Hospital, Major Transport Services, Freeway North and South, and is very close to Adventure World and Cockburn Ice Arena. First home buyers, a smaller family, grandparents and even the shrewd investor should be well suited here.

Located close to bike tracks, walkways, children's play area and Bibra Lake Reserve, you should enjoy the pleasures of this leafy suburb for many years to come.

There are major shopping centres' very close by plus the benefits of Bibra Lake Primary school, Montessori School, The Spanish Club and The Lakeside Recreation Centre.

Properties with this kind of opportunity and uniqueness do not come along very often. Earmarked for future R40 Zoning, where else can you purchase this type of value within twenty minutes from the CBD.

As neat as a pin and ready to just move in, put your feet up and enjoy.

### FEATURES AT A GLANCE

- Three bedrooms all with wall to wall carpet
- Three open plan living areas
- Traditional kitchen looking out onto leafy gardens
- New wall oven and walk in pantry
- Instantaneous electric hot water
- NBN hybrid fibre coaxial (HFC)
- Salt water pool for the hot summer days
- Huge shed for your cars, your caravan or use as work shed
- Garden shed at the rear of the block
- Bus stops at the front of your house
- Located in progressive Cockburn Shire
- Bore water and fully reticulated
- Currently Zoned R20 – generous 700m2 block
- Of brick construction and built in 1985
- Water rates: \$1184.82 - Shire Rates: \$1719.84

3 BED | 1 BATH | 2 CAR

### PRICE:

LOW \$400,000's

### OPEN FOR INSPECTION:

N/A



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