



FOR SALE

NEAR NEW PROPERTY WITH POTENTIAL \$120K PER ANNUM IN INCOME

Open today 2-2:30pm
Nest or invest! Fantastic location!

SDA NDIS Apartments – 55 Telford Crescent, Stirling
Brand-new SDA NDIS apartments offering modern, stylish living designed for comfort, convenience, and investment potential.
Bedrooms & Bathrooms: 2 spacious bedrooms, 2 fully tiled bathrooms
Living & Kitchen: Large, modern kitchen with open-plan living areas
Outdoor & Communal: Big balconies plus a generous communal entertainment area
Parking & Security: Secure parking included
Investment Opportunity: Perfect for investors, with potential rental income exceeding \$120,000 per year from an NDIS SDA tenant. Alternatively, ideal for owner-occupiers seeking a contemporary lifestyle.

Prime Location – Everything Within Reach:

Education: Servite College 3km | Balcatta Primary School 3km | Balcatta Senior High 3.5km | Churchlands Senior High 6km | Hale School 6.3km | St Mary's 7km | UWA 15km
Retail & Shopping: Waldecks Garden Centre 1.8km | Roselea Shopping Centre 1.8km | IKEA 2.9km | Westfield Innaloo 3km | Osborne Park Retail Precinct 4km | Dog Swamp Shopping Centre 5km | Balcatta Retail Precinct 5km | Karrinyup Shopping Centre 5.2km
Recreation & Entertainment: Stirling Civic Gardens 150m | Roselea Lake 2km | Candella Reserve 3km | Lake Monger 7km | Hamersley Golf Course 7km | Lake Karrinyup Country Club 7.5km | Trigg Beach 7.9km | Beatty Park Leisure Centre 8.3km | Scarborough Beach 8.5km | Kings Park 9.8km | Event Cinema Innaloo 4km | Mount Hawthorn Dining & Retail 5km | Leederville Dining & Retail 7km | Scarborough Foreshore 8.5km
Transport: Stirling Bus & Train Station 1km (walk) | Principle Shared Path 10m | Mitchell Freeway 1.8km | Reid Highway 8km
Health: Osborne Park Hospital 2.3km | Royal Perth Hospital 10km | Sir Charles Gairdner Hospital 11km
Future Growth: The area is set for significant transformation with the Stirling Station Precinct and Stirling City Centre Precinct developments, offering strong long-term value.
Why Choose These Apartments? Modern design, prime location, strong rental potential, and great value for money – an opportunity not to be missed!

2 BED | 2 BATH | 1 CAR

PRICE:
Great buy in Stirling!

OPEN FOR INSPECTION:
N/A



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