

1 Ionic Place, Shelley, WA 6148

House For Sale

Thursday, 9 May 2024



1 Ionic Place, Shelley, WA 6148

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 696 m2

Type: House



Vivien Yap
0865585888



Claire OMeara
0435634864

EXCLUSIVE BUYER PREVIEW THIS SAT

Welcome to 1 Ionic Plane: A Family Gem in the Heart of Shelley Step into the epitome of family-friendly living with this meticulously crafted executive-style residence, where every detail has been tailored to accommodate the demands of modern family life. Nestled in the highly sought-after Shelley area, this property presents not just a home, but a gateway to unparalleled educational opportunities within the esteemed Rossmoyne Senior High School catchment. Surrounded by the picturesque beauty of Shelley, residents enjoy easy access to the beloved Shelley Foreshore Reserve and an array of charming parks and playgrounds, enhancing the allure of this desirable locale. Thoughtfully designed for comfort, this home features spacious bedrooms, including a luxurious ensuite off the master, and two expansive living areas ideal for relaxation and entertainment. Experience year-round comfort with ducted air conditioning throughout, ensuring every moment indoors is a delight. Returning to this haven at the end of each day promises to be the highlight, as you unwind in a serene environment nestled within a welcoming community of both new and established homes. Perfectly positioned within the highly regarded Rossmoyne High School and Shelley Primary School catchment areas, this property offers not just a house, but a home where cherished memories are made and family bonds are strengthened. Features Include: • Three queen-sized bedrooms with built-in robes • Master bedroom with ensuite • Dual living areas, including a lounge with a sleek mini bar • Well-appointed kitchen with ample storage • Recently refreshed with fresh paint and brand-new carpets • Expansive outdoor area complete with an inviting in-ground pool, pool room, and outdoor kitchen • Double carport for secure vehicle accommodation • Convenient access to city link, University circle route, and Rossmoyne High School bus routes • Safe and easy walk to Shelley Primary School Embark on a journey of cherished moments and familial bliss in this esteemed residence, where every aspect has been carefully crafted to foster a sense of belonging and togetherness for you and your loved ones. Schedule your viewing today and make 1 Ionic Plane your forever home. Please register for the Exclusive Buyer Preview this Saturday at 10:00am. Rates & Local Information: Water Rates: \$1,431.22 (2022/23) City of Canning Council Rates: \$2,372.38 (2023/24) Zoning: R20 Primary School Catchment: Shelley Primary School Secondary School Catchments: Rossmoyne Senior High School DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.