

**11 Rankin Road, Shenton Park, WA 6008**



**Sold House**

Friday, 3 November 2023

11 Rankin Road, Shenton Park, WA 6008

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**



Tim Caporn

0406300828

**\$3,250,000**

Offers Closing 4pm Tuesday 8th August 2023 ( if not sold prior)An oasis in the heart of Shenton Park, this wonderful property has been a cherished home to 6 generations spanning 109 years. But it is now time to move on - offering you the rarest of opportunities!Timeless EleganceWith only 9 registered homes above 1000m2 left in the whole of Shenton Park, 11 Rankin Road offers an opportunity not to be missed!As you approach the property, you'll be greeted by its enchanting personality. The graceful home is perfectly framed by the brick and wrought iron fence and immaculately landscaped garden. Step through the front gate and up on to the sweeping veranda that is bathed in glorious Northern sunshine throughout the day. An ideal sanctuary to enjoy your morning coffee or unwinding in the afternoons with a good book.Then prepare to be captivated as you step inside this lovingly renovated property. The internal charm is accentuated by wonderful character features. Polished floorboards, high ceilings and the multiple fireplaces offer a timeless charm to love and enjoy.The heart of the home lies in its open-plan kitchen, perfectly designed to meet modern living standards. It flows seamlessly onto a large deck pavilion, where you can entertain guests or savor your meals in the open air. And just adjacent to this splendid pavilion stands a free-standing studio, a versatile space that can be transformed to suit your passions - a home office, an art studio, music room or even a private retreat.The manicured garden at the rear, a serene oasis that showcases the wonders of nature. Be delighted by the sight of majestic macadamia trees, the graceful weeping mulberry, the zestful lemon, and the aromatic curry leaf tree. It's a paradise for nature lovers and green thumbs alike.And if you ever feel the desire to wander, the expansive green open space of Lake Jualbup is at the end of the street - as is freshly baked bread and barista coffee!Being zoned R20 the future possibilities offer as comfort however in my opinion 11 Rankin Road is the complete package and I am sure will continue to stand the test of time!Don't miss this once-in-a-lifetime opportunity to own a piece of history with all the modern conveniences. Embrace the charm and character of this property, relish the tranquillity of the garden, and revel in the joy of calling it your own.For more information or to arrange an inspection please contact Tim Caporn on 0406 300 828.Accommodation•4 Bedrooms•2 Bathrooms•Double garage•Additional off street parking•Formal lounge•Dining room•Open plan kitchen / family/ meals•Freestanding studioProperty Features•1012m2 Zoned R20•Landscaped and reticulated gardens•Sweeping verandas•Decked pavilion•Pizza oven•Outside shower and WC•Renovated character features•Polished floorboards•High ceilings•Multiple fireplaces•Reverse cycle air conditioning•Modern kitchen•Renovated bathrooms•Security•Rear laneway with double garage• Solar panels• Fully Insulated• Garden BoreClose by•Lake Jualbup - 150m•Shenton Park Train Station 500m•Bus Route 906, 24,97•The Good Grocer•Excelsior Deli•Shenton College Catchment•Rosalie Primary School Catchment•Sir Charles Gairdner Hospital 1.5km•Kings Park•UWA•Perth CBDCouncil Rates \$3146.35 ( current P/A)Water Rates \$1796.40 ( current P/A)