

12/20 Sadka Lane, Shenton Park, WA 6008

EDISON McGRATH

Townhouse For Sale

Friday, 17 May 2024

12/20 Sadka Lane, Shenton Park, WA 6008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 220 m2

Type: Townhouse



Mareena Weston
0892863655

FRESH TO MARKET

Rare opportunity to secure this park facing, 2022 built Hiram Architect designed, award winning luxury terrace home in Montario Quarter. Located in the exclusive Park Terraces development, consisting of only 12 properties, with a total area of 220sqm Terrace 12 has an enviable corner position, double garage, with direct park access and an amazing tree lined aspect. The Park Terraces are recognised as one of the world's leading sustainable developments. Developer, Celsius Developments, won the 2022 UDIA Awards for Excellence Small Scale Development for Park Terraces in Shenton Park. Each residence achieves a minimum 7-star NatHERS rating, showcasing a commitment to environmental sustainability and modern living. This wonderful and spacious 3-bedroom residence is filled with natural light and provides a seamless integration between indoor and outdoor living with a total living area of 180sqm. Features Include: - Corner home, one of only 12 and built in 2022 - Living area of 180sqm and a total area of 220sqm - 3 bedrooms plus study nook, 2 bathrooms- Double lock up garage with direct entry - Chef's kitchen with stone bench tops and splash back, breakfast bench- Integrated appliance cabinets, including a double drawer dishwasher- Bathrooms with stone tops and custom cabinetry- Oak flooring to all living areas- 1.5kw solar panels and electric vehicle charging infrastructure.- Built in storage on every level.- Miele heat pump dryer and stone top to laundry- Multiple outdoor living areas- Communal gardens on level 1 for residents to enjoy.- 2022 Small Scale Development of the Year at the UDIA National Awards for Excellence. This superb terrace development in Montario Quarter is finished to the highest standard, and is perfectly positioned in the desirable suburb of Shenton Park, surrounded by Perth's best education, transport, and lifestyle shopping and entertainment facilities. About the development – from Celsius Developments "Celsius Developments are proud to win the 2022 UDIA Awards for Excellence Small Scale Development for Park Terraces in Shenton Park. Park Terraces forms part of Montario Quarter – the first urban infill development in Western Australia recognised by The Green Building Council of Australia as being among the world's leading sustainable developments, through accreditation as a 6-star Green Star community. Park Terrace homes will achieve a minimum 7 star NatHERS rating with the average being 7.6. Teamed with Hiram Architects, we have designed a small, sophisticated community of quality residents with desirable and unique amenities in the heart of the Western Suburbs. Comprising of 12, luxury terrace homes offering 2-4 bedrooms with private gardens and residential courtyards and an expansive communal garden on the first-floor level. Every element of Park Terraces has been designed for comfort and functional living." Walk to: • Shenton College • Shenton Park train station • Wards Central Dining • Playground and mini footy oval School catchments: • Jolimont Primary School • Shenton College Water Rates - \$1725.61 Yearly Council Rates - \$3158.01 Yearly Strata Levies - \$ 990.00 Admin Quarterly and 132.30 Reserve Quarterly Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.