

**12 Little Shenton Lane, Northbridge, WA 6003**



**Sold Townhouse**

Friday, 8 September 2023

12 Little Shenton Lane, Northbridge, WA 6003

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Angie Taylor  
0417946056



Claude Iaconi  
0412427877

**\$600,000**

UNDER OFFER IN 1 WEEK! Seller delighted! Call Claude Iaconi - No.1 Agent in Northbridge - awarded by ratemeyagent.com.au - 2023 Home buyers and investors will love this boutique townhouse in a unique, private, secure estate in the shadows of the CBD. 12 Little Shenton Lane is part of a boutique strata complex of only 8 townhouses. This superbly located townhouse is nestled in a sought-after inner city neighbourhood, set near tranquil and lush gardens in a secure, gated James Street precinct. Running between James Street and John Street, Little Shenton Lane is just moments from the buzz of Northbridge and Perth's CBD, its central location ensures you are just minutes away from the vibrant city life. This townhouse is perfect for individuals and couples seeking a low maintenance urban lifestyle without compromising on space and comfort. Set over two levels with a free flowing living, kitchen, dining and powder room with both front and rear courtyard areas occupying the lower level, and the two bedrooms and bathroom on the upper level. Behind the secure gated entrance and through your private front courtyard you will be welcomed by cast iron, industrial French Doors into a two level townhouse boasting a soaring void and easy flow living and dining area. The living areas are separated by a well-appointed kitchen with stone benchtops, gas cooktop, electric oven, a dishwasher and an abundance of storage. Wooden flooring connects these areas and continues upstairs, via a metal spiral staircase, to the bedrooms bathroom and European laundry nook. The master is spacious and complete with built in robes, air conditioning for year round comfort and a Juliet balcony. The bathroom, with shower over bath, is white and fresh and acts to separate the master and second bedroom. Two lovely, relaxing courtyards, front and rear, frame the townhouse and provide a cosy, easy care outdoor living and entertaining environment. A downstairs powder means your guests never need venture upstairs. With its convenient location, down a quiet lane in a gated, secure community, yet just minutes from the heart of Northbridge, the Perth CBD and public transport. There are cafes, restaurants, bars, night clubs and entertainment hotspots all around you, as well as the delightful Russell Square parklands just around the corner and the freeway only seconds away. Throw in very close proximity to City West, Watertown Brand Outlet Centre and RAC Arena, with Kings Park, Elizabeth Quay not far away along our picturesque Swan River plus the lure of fantastic shopping through the Murray and Hay Street Malls and you have yourself a location you will fall in love with! If you've been searching for the right opportunity that balances lifestyle, location and security then look no further! WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST: \* Secure gated complex \* 92sqm internal living space over 2 levels \* Front and rear easy care courtyards \* Stone bench tops in the kitchen \* 5 burner gas cook top \* Dishwasher \* Ceiling fans and air conditioning \* Ground floor powder room \* Main bathroom with a bath \* High Timber lined ceilings \* Wooden floorboards throughout \* Secure undercover parking for one car \* Secure storeroom Ensure that you add this townhouse to your inspection list or contact Claude Iaconi or Angie Taylor of Edison Property 0417 946 056 for further information. TITLE PARTICULARS: Year Built: 1996 Lot Size: 138m<sup>2</sup> (townhouse 92sqm + courtyards 28sqm + car bay 15sqm + store 3sqm) City of Perth Council Rates: \$1,642.80 p/a approximately Water Service: \$1,303.67 p/a approximately Strata Levies: \$829.60 p/qtr (Admin \$762.50 + Reserve \$67.10)