

12 Shannon Street, Floreat, WA 6014

Realmark

House For Sale

Monday, 5 February 2024

12 Shannon Street, Floreat, WA 6014

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 875 m2

Type: House



Adam Iles

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Set Date Sale: All offers Wednesday 14 Feb @ 7pm

What we love..... is a quiet street in a sought-after "West of the Forum" location that this solid 3 bedroom 2 bathroom mid-1950s character home finds itself nestled in, comfortably sitting on a square 875sqm (approx.) block at the very same time... is the opportunity to renovate further to meet your personal/modern needs, with recent refurbishments ensuring that all of the creature comforts are available to you should you wish to live in it now, whilst land-banking for later when you are eventually ready to build your dream family abode... is the huge carpeted front living room (with a feature brick fireplace and shelving to either side) that, via double doors, leads into the adjacent separate dining room – then eventually a handy study, with access out to a spacious back verandah for covered outdoor entertaining... is the massive "blank canvas" of a backyard that can be whatever you want it to and leaves heaps of room for a future swimming pool – and more – if you are that way inclined... is the property being perched within the sought-after Floreat Park Primary School and Shenton College intake areas, with the lovely Roscommon Nature Reserve situated around the corner and only walking distance separating your front doorstep from Floreat Forum Shopping Centre, the spectacular Perry Lakes precinct, community sporting facilities, Wembley Golf Course, public transport and Bold Park Aquatic Centre – without forgetting that beautiful beaches, the city and excellent private schools are also nearby and very much within arm's reach

What to know

The central kitchen is large in size and plays host to an electric-upright cooker and a stainless-steel Glem dishwasher. The dining room, study and bedrooms are also carpeted for comfort, with the larger master also playing host to ceiling fan. A very tidy original bathroom with a separate shower and bathtub has heaps of storage. The combined second bathroom-come-laundry is where you will find the separate second toilet. Extras include full-height built-in hallway linen storage, LED lighting throughout, new split-system air-conditioners in the living area and master bedroom, a new main toilet, new carpets throughout, fresh paint throughout, an outdoor shower and side access to a remote-controlled lock-up double garage/workshop at the rear – offering secure parking next to an adjacent carport that can also house a boat. Seize the opportunity to breathe new life into this old-world beauty, where the echoes of the past harmonise with the promise of a vibrant future – your journey to timeless elegance awaits, here!