

# 127 Herbert Road, Shenton Park, WA 6008

THE PROPERTY EXCHANGE

## Sold House

Friday, 3 May 2024

127 Herbert Road, Shenton Park, WA 6008

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 325 m<sup>2</sup>

Type: House



Clare Nation  
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**\$2,015,000**

Quintessential character infused with modern style This charming, renovated weatherboard home lies beyond a gorgeous white picket fence and gate epitomises the perfect fusion of classic character and modern convenience, a rare gem in this highly coveted neighbourhood where properties of this calibre rarely become available. The picturesque exterior precedes a light filled and beloved near century old residence, adorned with timeless original features from yesteryear. Throw in a mix of both style and quality and this is what you get; a place where lasting memories are made and cherished for generations to come!

**THE HOME** 3 bedroom 2 bathroom Lounge room Open plan family / dining / kitchen area Study Laundry 2 wc Built approximately 1925

**FEATURES** Central lounge room with corner wine / book storage shelves, feature pressed tin ceilings, white plantation window shutters, stylish light fittings and gas bayonet Double French doors leading from the lounge room and into a separate study / home office with feature pendant light, white plantation shutters, built in computer desk (essentially a two person work station) and plenty of natural light filtering in from the north Another French door shuts off the sunken part of the home inclusive of an airy open plan living, dining and kitchen area with loads of power points, ample overhead and under bench storage space, feature down lighting, subway tile splashback, sparkling stone bench top, double sink, microwave, stainless steel gas cooktop, stainless steel Bosch oven, range hood and dishwasher Huge carpeted rear master bedroom suite, comprising of a walk in wardrobe and a fully tiled and modern ensuite bathroom walk in rain / hose shower, mirrored cabinetry, stone vanity, under bench storage, wc, white plantation shutters, LED lighting and hidden power points within the drawers Spacious front second bedroom with an ornate corner fireplace, stylish light fittings, white plantation shutters, built in robes, overhead storage cupboards, feature ceilings and delightful front garden views Front third bedroom with built in desk, robes, wall to wall overhead storage cupboards, funky light fittings and feature ceilings Light, bright, fully tiled and modern main bathroom with bathtub, rain / hose showerhead, heat lamp, white plantation shutters, wc, LED lights and hidden power points within the drawers A sleek laundry with ample storage space, white cabinetry, tiled splashback and external / side access for drying Classic light switches High ceilings Wooden floorboards Tall feature skirting boards Ducted reverse cycle air conditioning with e Zone zoning controls Security alarm system (also linked to the garage / shed)

**OUTSIDE FEATURES** Weatherboard façade White picket fence and gated entrance, revealing the front verandah, manicured gardens and striking leadlight entry door into the home Stunning double French glass doors connecting the master suite to a lovely rear verandah overlooking the backyard Koi pond French bi-fold glass doors, seamlessly connecting the living space to a gorgeous northwest facing backyard that is leafy, shaded with a hidden clothesline / drying courtyard Paved rear entertaining courtyard Low maintenance artificial backyard turf Rear fruit trees in the garden Reticulation Single back gate, linking the rear yard to the laneway

**PARKING** Single lock up garage / workshop with double doors, power points and backyard access reachable for vehicles via the privacy of a tranquil rear laneway Paved front parking bay for second car Additional street parking options for your guests and visitors to utilise

**LOCATION** Discover one of Shenton Park's most sought after and family friendly neighbourhoods, where idyllic lakes and lush parklands create a picturesque setting for daily living. This prime location offers close proximity to key institutions such as Sir Charles Gairdner Hospital, Perth Children's Hospital and the University of Western Australia. Enjoy effortless convenience with nearby amenities including the Onslow Road shopping precinct and the popular Good Grocer IGA supermarket, ensuring all your daily needs are within reach. Commuting is a breeze with easy access to bus routes connecting you to the city and Fremantle, as well as Shenton Park Train Station. Educational opportunities abound with Shenton College nearby, while the iconic Kings Park offers leisurely strolls and family picnics just a stone's throw away. With a wealth of local shops, cafes and restaurants at your fingertips, this truly is a wonderful place to live, no matter what your circumstances are.

**SCHOOL CATCHMENTS** Rosalie Primary School Shenton College

**TITLE DETAILS** Lot 33 on Plan 579 Volume 2198 Folio 883

**LAND AREA** 324 sq. metres

**ZONING** R20

**ESTIMATED RENTAL RETURN** \$1,300 per week

**OUTGOINGS** City of Subiaco: \$3,103.59 / annum 23/24 Water Corporation: \$1,731.76 / annum 23/24

**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.