

13 Shenton Street, Northbridge, WA 6003



House For Sale

Tuesday, 26 September 2023

13 Shenton Street, Northbridge, WA 6003

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 343 m2

Type: House

OFFERS INVITED

Discover the seamless blend of character and contemporary comfort in this gorgeous three-storey terrace home opposite leafy Russell Square, perfect for small families and city-based professionals. Showcasing charming features that belie its actual age, this urban gem promises a lifestyle infused with culture in a prime location. Beyond the welcoming porch and blooming plum blossom tree, the home invites you into a spacious open-plan living and dining area, where polished jarrah floorboards meet high ceilings, creating a sense of openness and warmth. During the colder months, gather around the fireplace for a cosy evening indoors, or open the French doors to merge the indoor space with the vibrant front gardens during warmer days. Quality fixtures and fittings throughout ensure a home that is as functional as it is elegant. Culinary enthusiasts will appreciate the well-appointed granite and timber kitchen, which seamlessly extends to a second dining or lounge area. French doors beckon you to an easy-care alfresco courtyard designed for relaxation, offering the perfect balance of sun and shade with well-placed Roman Blinds. A gleaming jarrah staircase connects the home's three levels, with the second floor hosting three bedrooms and two bathrooms. Each bedroom offers unique features: built-in robes and air conditioning in the first, integrated cabinetry with a pull-out bed option in the second, and a primary suite that promises daily luxury with a walk-in robe, spa ensuite, and a balcony to enjoy the peaceful park views. The third floor opens to a substantial living area with vaulted ceilings, offering versatility as a study or chill-out zone with ample storage space. Additional conveniences are found downstairs with a separate laundry equipped with a WC, a secure two-car garage, two secure storage rooms – one large and one small, Crimsafe doors and reverse-cycle split system air conditioning in every room. Property is hard wired for security (system is currently disconnected) and sound system to speakers on each floor. Explore the vibrant life that awaits in this home designed for easy living. Positioned with local amenities just a stroll away, easy freeway and rail access and front-row seats to cultural events, including the Fringe Festival - your urban sanctuary awaits. Contact Hamish Laidlaw of Xceed Real Estate today, on 0417 971 528. Features include:

- 3-storey character terrace home
- Three bedrooms, 2 bathrooms, 1 w/c
- Double lock-up secure two care garage with rear access
- Two storage rooms – one large and one small
- Extensive cupboards and loft storage space
- Leafy location opposite Russell
- Spacious open-plan living and dining with a fireplace
- High ceilings, leadlight entrance, timber French doors
- Jarrah floors and staircase
- Tinted and double-glazed windows
- Gas points
- Quality window treatments throughout
- Timber cabinetry in the kitchen and bathrooms
- Rear paved alfresco courtyard with shade sails
- Bed 1 - built-in robe and A/C
- Bed 2 - wall-to-wall cabinetry with pull-down bed and A/C
- Bed 3 - primary bedroom features a walk-in robe, spa ensuite, A/C and private bullnose balcony with parkland views
- Large third-level living area with vaulted ceiling
- CrimSafe security screens
- Security intercom
- Established front gardens with a feature plum blossom tree
- Hard wired and NBN hub in garage
- Sound system to speakers on first and third floor

Location (approx. distances):

- 850m Perth Underground Station
- 700m Freeway South entry ramp
- 1.0km Hyde Park
- 2.0km Kings Park and Botanic Garden
- 1.5km Royal Perth Hospital
- 900m St George's Anglican Grammar School
- 1.7km Leederville shopping and dining precinct
- 1.3km Highgate Primary School
- 3.2km Mount Lawley Senior High School

Council Rates- \$2,200 p/a approx
Water Rates- \$1,400 p/a approx
Strata Fees- \$1,500 p/q approx