

131 Derby Road, Shenton Park, WA, 6008

Sold House

Wednesday, 21 June 2023

131 Derby Road, Shenton Park, WA, 6008

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Dirk Jooste
0093418000

YOUR OWN PRIVATE GATED SANCTUARY!

Suits Buyers In The \$1 million range.

The owner reserves the right to accept an offer prior to the closing date.

Nestled on a 294sqm (approx.) Green Title corner block with side-laneway access for parking, this delightful 3 bedroom plus study/4th bedroom, 2 bathroom two-storey residence occupies an amazing Shenton Park location, only walking distance away from beautiful Shenton Park itself at Lake Jualbup, as well as the sprawling Rosalie Park playing fields.

The property is also firmly entrenched in the catchment zones for Shenton College and Rosalie Primary School - the latter also situated just around the corner. Enhancing this location's wonderful convenience is a very close proximity to The Good Grocer supermarket at the Onslow Road shopping precinct, cafes, restaurants and public transport in the form of Shenton Park Train Station. The likes of bus stops, our iconic Kings Park, medical facilities, the city, the river and the University of Western Australia are also nearby, as is world-class shopping at Claremont Quarter and the heart of Subiaco.

The home itself welcomes you through a gated front-yard entrance that reveals lovely green lawns. It really is the perfect secure spot for kids and pets to play.

Beyond a raked front verandah lies a delightful lounge room that is large in size, boasts a high raked ceiling and extends out to the yard via double doors. A separate open-plan living and dining area incorporates the kitchen into its practical design, with the latter featuring double sinks, a Westinghouse ceramic cooktop, a separate oven of the same brand, a sleek white Blanco dishwasher, a Mistral range hood and splendid views out to the backyard.

Also downstairs are an under-stair storeroom, a light and bright laundry with a powder room and an internal electric hot-water system and a versatile fourth bedroom-come-study with split-system air-conditioning, a high angled ceiling, a private ensuite bathroom (with a shower, toilet, vanity and second internal electric hot-water system) and double-door access out to a paved north-facing rear courtyard for tranquil outdoor entertaining. The courtyard and back garden can also be accessed via a security door, off the living space.

Upstairs, the main sleeping quarters are made up of three carpeted bedrooms - all featuring built-in wardrobes. The spacious rear master is the pick of them all with its high angled ceiling, split-system air-conditioning unit and three sets of side-by-side built-in double robes. The main bathroom has a bathtub, a showerhead, powder vanity, high angled ceiling and access out on to a pleasant

back balcony with a raked ceiling and a combination of tree-lined and backyard views.

Close the gate and never have to worry about a thing, ever again. The simple life awaits you, here!

AT A GLANCE

3 bedrooms

Study/4th bedroom

2 bathrooms

3WC's

Charming slate floors

Custom shelving to both living areas downstairs

Huge upper-level master bedroom

2nd bedroom with a high angled ceiling, two sets of double built-in robes, split-system air-conditioning and plenty of natural morning light filtering in

3rd bedroom with a high angled ceiling, BIR's and lots of morning sun

Private rear balcony, off the main upstairs bathroom
Versatile 4th bedroom or study downstairs, with its own private ensuite bathroom
Light-filled laundry with a powder room
Double cloak/linen cupboard off the entry
Two upstairs linen presses
Under-stair storage
Wooden feature skirting boards
Paved north-facing rear entertaining courtyard
Welcoming front verandah and gated yard
Private backyard lawns and low-maintenance gardens
Two internal electric hot-water systems
Side-access gate to the pitched double carport, off the laneway
Built-in storage cupboard under the carport

LOCATION

30m to nearest bus stop
130m to Rosalie Primary School
150m to Jualbup Lake
150m to the Shenton Park IGA
250m to Rosalie Park
800m to Kings Park
950m to Shenton Park Train Station
1.3km to Shenton College
2.0km to the University of Western Australia
4.2km to Claremont Quarter
4.7km to Elizabeth Quay
5.3km to Perth CBD

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters