

16 Little Shenton Lane, Northbridge, WA 6003

Townhouse For Sale

Friday, 19 January 2024



16 Little Shenton Lane, Northbridge, WA 6003

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 94 m2

Type: Townhouse



Angie Taylor
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Claude Iaconi
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Offers Above \$595,000

Discover the allure of this superbly located property, nestled in the sought-after St. James Estate Residential Estate! This boutique, N.Y.-style residence on Little Shenton Lane offers the perfect blend of tranquillity and proximity to the vibrancy of Northbridge and Perth's CBD. Unveil the possibilities of an affordable, low-maintenance urban lifestyle without sacrificing space and comfort. Tucked away in a private, secure enclave within the shadows of the CBD, this residence is part of an exclusive strata complex featuring only 8 meticulously designed townhouses. Spread over two levels, this townhouse showcases a thoughtfully designed layout. The lower level boasts a free-flowing living, kitchen, dining, and powder room, seamlessly connecting to both front and rear courtyards. Ascend a metal spiral staircase to the upper level, where two bedrooms and a well-appointed bathroom await. Beyond the secure gated entrance and your private front courtyard, French doors welcome you into a two-level townhouse with a soaring void and an effortlessly flowing living and dining area. The well-appointed kitchen, featuring granite benchtops, a gas cooktop, electric oven, dishwasher, and ample storage, separates the living spaces. Floor tiling on the ground floor adds warmth and continuity, leading upstairs to the timber floored bedrooms which are capably catered for by a modern bathroom, and a separate Euro-style laundry. The master bedroom is a spacious retreat with built-in robes, air conditioned for year-round comfort, and a Juliet balcony. The pristine bathroom, complete with a shower over bath, serves as an elegant divider between the master and second bedroom. Enjoy the flexibility and serenity of two sun-washed courtyards, front and rear, creating an inviting outdoor living and entertaining space. A convenient downstairs powder room ensures your guests' comfort without venturing upstairs. This townhome boasts a prime location within a gated street just steps to the heart of Northbridge and Perth's CBD. Surround yourself with every conceivable lifestyle destination such as cafes, restaurants, bars, nightclubs, and entertainment hot spots. Russell Square parkland, easy freeway access, City West, Watertown Brand Outlet Centre, RAC Arena, Kings Park, Elizabeth Quay, and the Murray and Hay Street Malls are just moments away! You inspection will reveal:

- Secure gated street and complex only accessible by residents
- 94sqm internal living space over 2 levels
- Front and rear easy-care courtyards
- Eco-friendly credentialed with solar panels
- Granite bench top in the kitchen
- Gas cooking and dishwasher
- Ceiling fans and air conditioning
- Ground floor powder room
- Main bathroom with a bath
- High timber-lined ceilings and wooden floorboards throughout
- Two car bays, one undercover and a 3 m² storeroom
- Gross Lot Size: 157m² (townhouse 94sqm + courtyards 29sqm + car bays 31sqm + store 3sqm)
- Council Rates: \$1,642.80 p/a approximately
- Water Service: \$1,318.55 p/a approximately
- Strata Levies: \$961.45 p/qtr (Admin \$884.75 + Reserve \$76.70)

This is a rare opportunity to experience the perfect balance of lifestyle, location, and security. We expect interest to be intense and we encourage serious buyers to act quickly. Contact local specialists Angie Taylor 0417 946 056 and Claude Iaconi 0412 427 877 of Edison Property for further information and to book your look.