

# 16 Yilgarn Street, Shenton Park, WA 6008

## House For Sale

Wednesday, 12 June 2024



16 Yilgarn Street, Shenton Park, WA 6008

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 324 m2**

**Type: House**



John Hunter

0427654352

## UNDER OFFER BY JOHN HUNTER

A lovely and leafy Shenton Park locale is the fitting setting for this fully-renovated century-old 3 bedroom 2 bathroom character home where the elegance of yesteryear seamlessly intertwines with the modern comforts of today. This meticulously-revamped abode artfully blends old-world charm with stylish sophistication - its soaring high ceilings, solid wooden Jarrah floorboards, feature ceiling cornices and high skirting boards helping preserve its original charm of a bygone era. From the moment you step through the securely-gated front yard and past the striking leadlight door on the entry verandah, you'll be captivated by the timeless allure of this distinguished residence. Every corner whispers stories of the past, even within the spacious front master-bedroom suite where built-in wardrobes complement a stunningly-upgraded ensuite bathroom with a walk-in rain shower, sleek stone vanity and under-bench storage space. The second bedroom - also at the front of the house - is large in size as well and comprises of built-in robes, a feature timber-trim fireplace and split-system air-conditioning for climate control. The third bedroom has a similar feature fireplace with wood finishes, built-in robes and shelves and a split-system air-conditioning unit of its own. A single door reveals the rest of the floor plan, inclusive of a huge main family bathroom with a walk-in rain shower, toilet, a powder vanity and under-bench storage options. The updated laundry even has ample wall-to-wall storage space, along with a stone bench top and additional over-head and under-bench storage cupboards. Polished concrete floors add a touch of quality to the airy open-plan living, dining and kitchen area, along with split-system air-conditioning, two central skylights that naturally illuminate the hub of the layout and a study nook with a built-in desk. The chef's dream of a kitchen itself oozes class in the form of sparkling stone bench tops, a large island breakfast bar for quick bites, a feature Herringbone splashback, funky pendant light fittings, feature strip lighting, a double-door storage pantry, soft-closing drawers, a stainless-steel five-burner Bosch gas cooktop, double Bosch ovens and an integrated dishwasher of the same brand. Bi-fold doors seamlessly extend living out to the most tranquil of backyard settings, where a remote-controlled rain-sensored "vergola" offers alfresco-style entertaining, overlooking a secure lawn area where the kids and pets can play in unison. Also at the rear sits a powered workshop shed, as well as a single pedestrian gate for access from the laneway. Future potential for vehicular access from the right-of-way lane should not be underestimated, either. Picturesque Jualbup Lake and sprawling Shenton Park are just around the corner and only walking distance away, with everything else so easily accessible via a short stroll also - Shenton Park Train Station, the local 24-hour Good Grocer IGA supermarket, cafes, the ever-popular La Bastide, bus stops and even our iconic Kings Park included. This sublime property also falls within the sought-after Rosalie Primary School and Shenton College catchment zones, whilst the likes of Subiaco, Nedlands, Claremont, the city and even Cottesloe Beach are all within arm's reach, too. What a wonderful place to call home! Features: Fully renovated throughout Gated front-yard-lawn area - overlooked by a delightful verandah Front leadlight/security entry door High ceilings Solid wooden Jarrah floorboards Feature arch to the entrance hallway Open-plan living/dining/kitchen area - with a study nook Stone kitchen bench tops High-quality Bosch appliances (including an integrated dishwasher) Large front master suite with BIR's and a private revamped ensuite 2nd/3rd bedrooms with BIR's also Remote-controlled ceiling fans in every bedroom Spacious main family bathroom Separate laundry with heaps of storage space Double hallway storage cupboards - plus additional over-head cupboards up above Remote-controlled outdoor "vergola" entertaining area - with a rain sensor Private and secure backyard setting - with a powered workshop shed Split-system air-conditioning White plantation-style window shutters Feature down lights Outdoor power points Instantaneous gas hot-water system Reticulated front and rear lawns/gardens Side-gate access between the front and rear yards Two (2) street-parking permits available Easy-care 324sqm block with potential ROW access via the rear laneway Rosalie Primary School and Shenton College catchment zones