

# 17 Bowman Street, Shenton Park, WA 6008

## Townhouse For Sale

Wednesday, 24 April 2024

17 Bowman Street, Shenton Park, WA 6008

Bedrooms: 2                      Bathrooms: 1                      Parkings: 2                      Type: Townhouse



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## Offers Above \$775,000

This 2-bedroom townhouse is brilliantly located for people who live life in abundance. Close to the train station, top restaurants, food shopping, parkland areas and the city, it promises a convenient lifestyle in a relaxed setting. THE BEST FEATURES:- Picture yourself here, relaxing with friends in the sunny outdoor space that is home to blue skies, pretty trees, and limestone seating.- One of two street-front townhouses in a small complex, with some others behind, it feels totally private and independent here.- The modern kitchen features a good amount of bench space and cabinetry, plus a gas cooktop and dishwasher. - The comfortable living area is the hub of the home. It flows to the much-loved alfresco space via sliding glass doors, making entertaining easy.- Upstairs, the spacious, airy bedrooms both have built-in robes. The height of the ceilings is incredible! It's soft, stylish and dreamy up here. - The nearby bathroom has a shower-bath combo, a good-sized vanity and WC. There's another WC located on the entry level for convenience. MORE HIGHLIGHTS:- Beautiful street trees out the front, setting an established, relaxed vibe- Close proximity to the shops and restaurants on Onslow Rd- Off-street parking for two vehicles, one under cover- Useful garden shed and drying area hidden from view, close to the laundry- Separate external lockable storage area- Easily accessible under-stairs storage inside- Jarrah staircase railing to upstairs- Split-system A/C unit and ceiling fan - Outdoor power- Good security throughout- Catchment area for Shenton CollegePROXIMITY Perth CBD – 5.9km Cafes, bakery, restaurants, IGA – from 700mTrain station – 400mShenton College – 550mShenton Park – 700mRosalie Park – 1.2kmClaremont Quarter – 3.5kmSir Charles Gairdner and Perth Children's Hospitals – 2km COUNCIL RATES \$1,991.29 p.a approxWATER RATES - \$1,167.80 p.a approx The quarterly levies are currently: Admin fund: \$1,165.19, Reserve Fund: \$83.33Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.