

# 197 Riverton Drive, Shelley, WA 6148

MORGAN HAYES  
REAL ESTATE

## House For Sale

Friday, 17 May 2024

197 Riverton Drive, Shelley, WA 6148

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1144 m2**

**Type: House**



Kym Chamberlain  
0862506500



Jack Chamberlain  
0401737389

**FROM \$3,549,000**

Nestled on a sprawling 1144sqm block, this magnificent residence offers an unparalleled blend of luxury, space, and serenity. Prepare to be captivated by the sheer grandeur of this expansive property. Indulge in the epitome of comfort within the vast expanse of the master bedroom, featuring a lavish dressing space, his and hers built-in robes, and an expansive shared walk-in robe. The generous ensuite, offers a sanctuary of relaxation with its spacious layout and deluxe amenities. The additional well-sized 4 bedrooms, are serviced by a palatial bathroom, complete with twin vanities, a built-in bath, and a generously sized enclosed shower, ensuring utmost comfort and convenience for all occupants. Achieve comfort all year round with Ducted Reverse cycle A/C throughout the home at your fingertips. Experience the ultimate in entertainment and relaxation with not one, not two, but four living spaces thoughtfully spread across the residence. From the inviting sunken lounge to the balcony overlooking the tranquil river, every corner exudes elegance and comfort. Host memorable gatherings in the formal dining space, unwind in the cozy lounge area, or revel in the vibrant ambiance of the games room, equipped with a bar and ample space for recreational activities. Extend these activities out on to the huge patio space perfect for large gatherings with an addition of a 10m lap pool for the warmer months. Prepare culinary delights in the well-equipped kitchen, adorned with modern appliances including dual Fisher and Paykel ovens, a Miele dishwasher, and an Omega 6-burner gas cooktop. Admire the sleek white stone waterfall benchtops, while ample drawer and cabinet space, along with a plumbed scullery featuring timber benchtops, cater to every culinary need. The wine connoisseur of the family will have a cellar of their own directly under the formal dining ready for all their wine activities. Park with ease with a generous secure quad car garage to the rear of the home with a security system covering all areas of the home with alarm sensors and cameras at the ready. **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.