

**20 Shannon Street, Floreat, WA 6014**

**Sold House**

Thursday, 28 March 2024

**DUET**

20 Shannon Street, Floreat, WA 6014

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 994 m<sup>2</sup>**

**Type: House**



Robbie Milligan

0862447860

**\$2,435,000**

**THE FEATURES YOU WILL LOVE**A large North facing frontage will be greatly appreciated by families looking for a solid abode as well as those looking to build an architectural masterpiece. A lovely outlook towards local bushland is always a wonderful feature, compare that with a West of the Forum address and the quality of this opportunity shines through. The existing home provides solid 4 bedroom 2 bathroom accommodation with multiple living areas allowing places to come together as well as quiet places for contemplation. The lovely garden areas are benefited by a brand new bore and associated reticulation while a brick garage provides excellent space for a range of pursuits or even as a teenagers rumpus room.**THE LIFESTYLE YOU WILL LIVE**Waking up to the glory of Roscommon Nature Reserve literally across the road is a great start to the day and one that could include trips to Floreat and City Beach, Perry Lakes and Bold Park even the hustle of the City is only 7 kilometres away. You will enjoy great walkability to the present and future Floreat Forum while so many great educational establishments including Shenton College, Newman College, Hale School and JTC. Furthermore, for little ones, Floreat Park Primary is a comfortable walk down the road. A lifestyle of suburban walks and tree lined vistas awaits. **THE DETAILS YOU WILL NEED**Council Rates: \$TBAWater Rates: \$1,643.28 per annumLand Area: 994 m<sup>2</sup>Zoning: Residential R12.5 Town of Cambridge