

**206 Shaftesbury Avenue, Bedford, WA 6052**



**House For Sale**

Wednesday, 7 February 2024

206 Shaftesbury Avenue, Bedford, WA 6052

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 455 m2**

**Type: House**



Tim Tolley  
0418566712



David Brewer  
0411630026

**From \$899,000**

Located opposite Birkett Reserve in a highly sought after location, this 4 bedroom, 2 bath plus study, street front duplex is sure to impress. Offering 3 separate living areas, highlighted by the feature high ceilings and timber look flooring, it's the perfect to lock and leave or those that prefer the easy care lifestyle. Boasting a long list of features including:

- 4 bedrooms - all with wardrobes
- Main bedroom offers a parents retreat and walk-in robe
- 2 floor to ceiling tiled bathrooms - ensuite with a separate wc
- Study off the entry
- Separate formal lounge and dining
- Well-appointed kitchen with granite tops, gas hot plates, electric oven, range hood and dishwasher
- Great sized family & casual meals area
- Separate games room
- Laundry with linen cupboard and separate wc
- High ceilings, timber look laminate and skirting boards throughout
- Split system air-conditioners to the main bedroom and casual living area
- Roller shutters to all bedrooms and the study
- Private outdoor entertaining area with large, all-weather patio and liquid limestone
- Double remote garage with shopper's entrance to the kitchen
- Plenty of off-street parking on the liquid limestone driveway
- Easy care reticulated, front lawns and gardens
- 2 small garden sheds
- Built approx. 2005
- 455sqm strata block
- 235sqm under roof
- No strata levies / no common property
- Ideally located within minutes of endless amenities and major transport routes.