

# 21 Austin Street, Shenton Park, WA 6008

## House For Sale

Wednesday, 12 June 2024

21 Austin Street, Shenton Park, WA 6008

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 650 m<sup>2</sup>

Type: House



Michael Hoad  
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Edward Hall  
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## UNDER OFFER

Situated on a large 650sqm block, directly next to the park in Austin Street, one of the best short streets in Shenton Park. Number 21 is a perfect entry point into the suburb. A blue-chip site, with an eminently liveable weatherboard cottage, prime for renovation or a fresh start. The home features two front bedrooms, one bathroom, living and dining spaces, and study/storeroom. It also features a driveway on the southern side leading to a large backyard garage for two cars plus extensive workshop space/extra storeroom. You will love this friendly convenient neighbourhood. Walk to the Onslow Road Shopping strip which includes a 24-hour IGA, news agency, pharmacy, restaurant and bakeries. Also the Nicholson Road precinct that includes a bar, cafes, and amenities. It's just a short stroll to Rosalie Park, Jualbup Lake, and two blocks to Kings Park. Within the catchment area of top-ranking Shenton College (~2km) and Rosalie Primary School (~900m). Both schools are within easy walking distance. Nearby transport links can take you to UWA and a vast selection of private schools. With the CBD less than 4km away, a bike ride to work through Kings Park could be your new commute? Please contact Michael Hoad or Edward Hall for any further information. RATES: • City of Subiaco - \$2,145.88 /PA • Water Corporation - \$1,334.96 /PA (approx.) SCHOOL CATCHMENTS: • Rosalie Primary School • Shenton College TITLE PARTICULARS: • Lot 33 on Plan 2901 - Volume 1667 / Folio 896 ZONING: • R20 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.