

26 Aberdare Road, Shenton Park, WA 6008



Sold House

Sunday, 20 August 2023

26 Aberdare Road, Shenton Park, WA 6008

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 617 m2

Type: House

\$1,250,000

What an opportunity for the astute buyer to secure a fabulous 617sqm green title land holding with the added benefit of rear access, a renovated character cottage and a northern rear aspect. Whether you're searching for a land bank opportunity or somewhere to build your future dream home, land this size in the highly sought after suburb of Shenton Park is extremely rare and tightly held. The well located property comes with the added benefit of custom designed family home plans from an award winning builder that are cleverly designed to maximise the large landholding. The design is for a luxury two storey home with 4 bedrooms, 3 bathrooms, theatre room and a study with a double garage off the rear laneway (approximately 400sqm living space). Construction pricing available upon request. This is a perfect lifestyle location situated only a short walk to Kings Park and even closer to Rosalie Park, the Winthrop Avenue hospital precinct and the Shenton Park Villlage Shopping Centre. This property has the potential to provide a wonderful future for your family in a suburb that hosts some of the best schools in Perth including Rosalie Primary and Shenton College. Property Features;- 3 bedrooms- One renovated bathroom- Lounge with fireplace- Kitchen and meals area- Polished boards throughout- Large back yard with the potential to create your own sanctuary- Sealed rear R.O.W access- Built circa 1926- Total living area: 84sqm (approx)- Total land area: 617sqm (as per title)- Current Zoning: R20 Location features;- Walk to Rosalie Park- Walk to Kilgour Park- Walk to Sir Charles Gairdner Hospital- Walk to QE11 Medical Centre- Walk to Rosalie Primary School / Shenton College- Walk to Onslow Rd Shenton Village Shopping Centre- Walk to Lake Jualbup & Kings Park- Close to The University of Western Australia- Close to the CBD* The property is currently tenanted on a periodic lease at \$640 per week. Disclaimer:* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance. OUTGOINGS:- Council rates: \$1938.77/pa (approx)- Water rates: \$1090.50/pa (approx)