

31 Waylen Road, Shenton Park, WA 6008

House For Sale

Thursday, 30 May 2024

31 Waylen Road, Shenton Park, WA 6008

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 511 m2

Type: House



Clare Nation
0893883988

Offers - contact Clare for a price guide

This delightful character home on a north front facing block is the perfect blend of timeless elegance and modern convenience. Nestled in a terrific, tree lined neighbourhood, this well presented gem still boasts plenty of its original details, from soaring high ceilings and intricate ceiling roses and cornices to solid hardwood floors that radiate warmth throughout most of the interior. Spacious rooms only add to the inviting ambience felt here. The property also presents an incredible opportunity for renovations and extensions, allowing you to tailor it to your unique vision. Embrace the potential to enhance this beauty into a bespoke haven, marrying classic charm with contemporary living whilst doing so.

THE HOME 3 bedroom 1 bathroom Living Dining Kitchen Outdoor laundry 2 wc Built approximately 1933

FEATURES Spacious front lounge room with a lovely northern aspect, as well as double sliding leadlight panelled doors to ensure total peace and quiet Central dining room with low maintenance floors Easy care flooring in the separate kitchen also, complemented by a storage pantry, range hood and Chef gas upright cooker Huge front master bedroom with triple sliding door built in wardrobe Large second bedroom New carpet to the rear third bedroom, adjacent to the kitchen and benefitting from leafy views out to the backyard Updated bathroom with shower, vanity, wc, under bench storage and mirrored shaving cabinet Ducted and zoned reverse cycle air conditioning Freshly painted High ceilings Freshly sanded and polished solid wooden floorboards Timber doors and door frames Feature wooden skirting boards Decorative ceiling cornices Beautiful ceiling roses NBN internet connectivity

OUTSIDE FEATURES Large entry verandah A private sanctuary of a backyard with covered patio off the kitchen, splendidly overlooking a paved entertaining courtyard under the trees Space for a future firepit, swimming pool or outdoor spa in the corner of the yard Separate outdoor laundry Separate second wc outside Rear garden shed Small rear greenhouse Security doors and screens Solar hot water system Established gardens Rear citrus tree Side access gate to the backyard

PARKING Large pitched single carport, with driveway parking space for an extra vehicle

LOCATION Put on your walking shoes, because the picturesque Jualbup Lake at Shenton Park sits right at the end of the street and the vibrant hearts of Subiaco, Leederville and Wembley are all only minutes away. From cafes and restaurants to bars, entertainment and shopping – everything you need is within easy reach. Excellent public transport links, including Shenton Park Train Station, make commuting to the Perth CBD a breeze. The property also lies within the catchment area of exceptional schools such as Shenton College and Rosalie Primary. What a wonderful place to call home.

SCHOOL CATCHMENTS Rosalie Primary School Shenton College

TITLE DETAILS Lot 6 Diagram 3875 Volume 2207 Folio 730 LAND AREA 511 sq. metres ZONING R15 ESTIMATED RENTAL RETURN \$750 per week

OUTGOINGS City of Subiaco: \$2,115.07 / annum 23/24 Water Corporation: \$1,344.78 / annum 23/24

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.