

36A Shelbred Way, Westminster, WA 6061



House For Sale

Thursday, 30 May 2024

36A Shelbred Way, Westminster, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Adam Naumovski

0424364326

END DATE SALE 10/06/24

Adam Naumovski presents...36A Shelbred Way, Westminster***HOME OPENS THIS WEEK**Saturday 1st June 10:00 - 10:30am Sunday 2nd June 10:45 - 11:15am End date sale - All offers presented 10/06/24 - Unless sold prior. Welcome to 36A Shelbred Way, Westminister, a charming residence that perfectly blends convenience with contemporary living. Ideal for astute buyers, savvy investors, small families, first home buyers, and FIFO workers, this home is nestled in a prime location, just a stone's throw away from numerous amenities. As you step into this 3-bedroom, 2-bathroom home, you are greeted by an open-plan kitchen that seamlessly merges with the family meals area. The kitchen is a delight, outfitted with stainless steel appliances, ample bench and cupboard space, and a unique vantage point that overlooks the living, dining, and outdoor entertaining areas. The split system air-conditioning ensures comfort throughout the year, a necessity for those warm summer days and cool winter nights. The bedrooms are generously sized, each fitted with built-in robes. The master bedroom is a private sanctuary, complete with its very own ensuite, perfect for those who treasure their quiet moments. Step outside into the low maintenance and easy care outdoor entertaining area. This space flows naturally from the internal living areas, filling the home with an abundance of gorgeous natural light and creating a seamless transition between indoor and outdoor living. Built in 2009, this home has been cleverly designed with a practical floorplan that is move-in ready, yet still provides ample opportunities for further renovations and modernisations as you see fit. Situated just 350m away from the nearest bus stop, and a short stroll up the road from the beautiful Ted Cross Reserve, this home is at the heart of convenience. The local IGA is a mere 850m away for any last-minute grocery needs, and the Westminister Primary School is located just 1km away, making morning school runs a breeze. For a wider variety of shops, cafes, bars, restaurants, and entertainment options, the Stirling Central Shopping Centre and the amenity-filled Karrinyup Shopping Centre are just a short drive away. 36A Shelbred Way, Westminister is a delightful blend of comfort, convenience, and potential. It's more than just a house; it's a home waiting to create a lifetime of memories with you. Some fantastic features include:

- 3 spacious bedrooms, all equipped with built-in robes
- Master bedroom featuring its own ensuite
- Open-plan kitchen with stainless steel appliances
- Ample bench and cupboard space in kitchen
- Split system air-conditioning for year-round comfort
- Low maintenance and easy care outdoor entertaining area
- Seamless indoor-outdoor living design
- Built in 2009 with a cleverly designed floor plan
- Prime location, close to shops, parks, and schools
- Walking distance to the nearest bus stop and Ted Cross Reserve
- Proximity to local IGA, Stirling Central Shopping Centre, and Westminister Primary School
- Short drive to Karrinyup Shopping Centre, full of entertainment options

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