

41 Austin Street, Shenton Park, WA 6008



Sold House

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Susanne Broido
0499770237

\$1,480,000

Presenting a unique opportunity, this architectural Victorian-style townhouse, built by Corniche Exclusive Homes in 1993, is now available for the first time on the market. This two-story semi-detached brick and iron residence offers a blend of timeless elegance and modern comfort, virtually a stone's throw from Kings Park. The attention to detail is evident, cleverly maximising the 325 sqm block to create a feeling of grandeur and luxury. It speaks volumes about the appeal of a home when it's initially constructed as an investment property, only for its allure to captivate the owners to eventually make it their own residence. A thoughtfully designed layout places all living spaces downstairs for easy access, while bedrooms and the main bathroom are situated upstairs, ensuring privacy and convenience. Inside, modern amenities harmoniously coexist with historic charm. The gourmet kitchen, with its generous bench space and integrated appliances, caters to the needs of today's discerning homeowner. Upstairs, the main bedroom offers a peaceful retreat, complete with French doors leading to a full-width front balcony. The dual-access bathroom, which is to a high standard with tiling to ceiling height, gives an ensuite effect. The two remaining queen-size bedrooms both have built-in wardrobes. Indoor-outdoor integration is seamlessly achieved, with a tropical courtyard serving as a tranquil sanctuary. Here, six majestic palm trees stand sentinel-like, creating a serene backdrop for privacy and entertaining. Secure parking is provided with a carport and paved parking bay set back from the footpath, complemented by a wrought-iron fence with a lockable gate, offering both privacy and security. Perfectly positioned in the heart of Shenton Park, just a stroll from the Shenton Park shopping complex, this location offers a vibrant lifestyle with a variety of coffee shops, restaurants, and shops to choose from. Moments from Jualbup Lake, Kings Park, and Rosalie Park, your morning walks are a choice of beautiful parklands. Access to the city or work will be effortless, facilitated by convenient public transport options. Nearby schools such as Shenton College and Rosalie Primary, along with UWA (University of Western Australia), Sir Charles Gairdner Hospital, and Perth CBD, ensure proximity and ease of access. Additionally, the scenic Matilda's Bay on the Swan River is within easy reach.

Property Facts:

- 3 bedroom 2 bathroom residence
- Convenient layout with living spaces downstairs and bedrooms upstairs
- Main bedroom with walk-in robe, semi-ensuite and French doors leading to a full-width front balcony
- 2nd and 3rd queen-sized bedrooms with built-in robes
- Dual-access family bathroom with tiling to ceiling height with bath and shower
- Second bathroom downstairs with shower
- Spacious open plan kitchen/dining/family with indoor-outdoor integration
- Gourmet kitchen with pantry, generous bench space and integrated appliances
- 2 living areas and 2 dining areas
- Laundry with access to the outside
- Plenty of internal storage including an office nook
- Split-system air-conditioning
- Solar panels for power and Gas Hot Water System
- A beautiful, private courtyard with lovely gardens and reticulated lawns
- Established trees including lime tree, Chinese Elm, Camelia and Palm trees
- Carport and paved parking bay for 2 vehicles
- Wrought-iron fence with a lockable gate
- Architectural Victorian-style townhouse, built by Corniche Exclusive Homes on a 325m² block
- Two-story semi-detached brick and iron home built in 1993
- Corbelled brickwork, decorative moulded arches, timber windows, French doors, fireproof parapet walls and high ceilings façade with metal lacework

Location:

- Fantastic location in the heart of Shenton Park- with its many cafes, restaurants, and shops
- Walking distance to Jualbup Lake, Kings Park and Rosalie Park
- Easy access to the city with public transport nearby
- Close to great schools including Shenton College, Rosalie Primary School, Subiaco Primary School and Bob Hawke College, UWA
- Matilda's Bay on the Swan River is within easy reach

Outgoings:

- City of Subiaco: Approx \$2,300 / annum
- Water Corporation: Approx \$1,900 / annum

Homes like this are hard to come by – immaculate, low maintenance, and perfect for a lock-and-leave lifestyle. While this residence showcases incredible potential, some fresh painting and new carpets or flooring would further enhance its appeal and value. This exceptional townhouse offers a lifestyle of luxury and comfort in the heart of Shenton Park. For more information or to schedule a viewing, please call SUSANNE BROIDO - 0499 770 237

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