

# 56A Barbican Street West, Shelley, WA 6148

## House For Sale

Wednesday, 6 March 2024

56A Barbican Street West, Shelley, WA 6148

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Eric Hartanto  
0893642788

## Contact Agent

Introducing the epitome of luxury living at 56A Barbican st W, Shelley. This meticulously designed contemporary residence stands as a testament to premium craftsmanship and sophisticated style. Boasting 4 spacious bedrooms, 3 luxurious bathrooms, and a double car garage, this home is perfected with an exquisite swimming pool and spa, offering the ultimate in relaxation and entertainment. As you step through the grand entrance, you are greeted by an elegant statue, set against the backdrop of expansive glass windows that bathe the interior in natural light. To your right, a formal sitting area awaits, offering the perfect setting to welcome guests. Venture further to discover a beautifully appointed hall, an ideal space to showcase your finest art pieces. The ground floor features a versatile guest bedroom, suited for multi-generational living, complete with wall-to-wall built-in robes, a spa jet, double vanity, and a rain shower feature in the semi ensuite. Adjacent to this, a functional laundry and a covered area provide practicality and convenience. The heart of the home unfolds with an open-plan living space, encompassing a dining area with a secondary basin for handwashing convenience and a gourmet kitchen. Equipped with a double fridge, double sink, 5 burner gas cooktop, an electrolyte and pyrolytic oven, and an electrolyte range hood, this kitchen is a chef's dream. A walk-in pantry offers ample storage, while a cleverly integrated space keeps appliances neatly tucked away. Transitioning outdoors, the alfresco kitchen, featuring a double gas cooktop, a blankle oven, and provision for a fridge or dishwasher, is covered and equipped with double fans for comfort. The highlight is the generous pool with a built-in water feature and a separate spa, making family gatherings and entertainment effortlessly enjoyable. Ascending to the upper level, two queen-sized bedrooms with extensive built-in robes and high ceilings promise restful sanctuaries. A substantial study area and a lavish master bedroom, with direct access to an opulent bathroom featuring a rain shower head and double vanity, emphasize luxury. An additional large shower and double vanity enhance the bathroom's functionality. Not to be overlooked, the home includes a dedicated theater room, wired for sound and projector-ready, ensuring memorable family movie nights. The convenience of a second laundry space and an additional spacious living area with a plumbed-in sink and filtered water system add to the home's practicality. A sunroom, adaptable for drying laundry or expanding the living space, further accentuates the thoughtful design of this magnificent home. Nestled in the sought-after Rossmoyne High School and Shelley Primary School zones, 56A Barbican Way, Shelley, epitomizes the perfect blend of luxury and convenience. Its prime location offers easy access to Shelley Park, local amenities, the Canning River, public transport including Bull Creek Train Station, Curtin University, and Southlands Shopping Centre, making it an ideal spot for families and professionals alike. This home combines elegant design, expansive living spaces, and modern functionality, offering a low-maintenance lifestyle without compromising on comfort or style. Designed for modern living, it's a true sanctuary that caters to the needs of today's families, providing both sophistication and a strategic location to enjoy the best of Shelley. For further information or an obligation free appraisal, contact listing agent Eric Hartanto. Location particulars (approx.) 2 Shelley beach Park 1.1km 2 Shelley Primary School 750m 2 Rossmoyne Senior High School 3.2km 2 Shelley Park 3.3km 2 IGA Tucker fresh 3.3km 2 Westfields Carousel 5.5km 2 Bull Creek Train Station 4.3km