

95 Rosalie Street, Shenton Park, WA 6008

House For Sale

Thursday, 4 January 2024

95 Rosalie Street, Shenton Park, WA 6008

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 650 m²

Type: House



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CONTACT AGENT

Key features: • 650sqm block • Premier Shenton Park address • Single level brick and tile home • French oak parquet flooring throughout • Ducted, reverse cycle air conditioning • Double garage with additional forecourt parking This well-maintained, single-level family home is an impressive offering in one of Shenton Park's most desirable streets. An intelligent floorplan provides excellent separation between the principal and secondary bedrooms, with the fifth bedroom positioned next to the master, making it an ideal nursery. The formal lounge is connected via French doors to room which could be used a study or library. The open-plan casual living and dining area opens through stacking doors to an attractive, north-facing alfresco area, and features vaulted ceilings and a gas fireplace. The large kitchen offers an induction cooktop, two integrated dishwashers, a combination microwave, and a double and single oven. An additional storage room is accessed from the backyard, with reticulated, easy-care gardens and room for a swimming pool (STCA).

Accommodation: • Entrance foyer • Formal lounge room with gas fireplace • Study / library adjacent to formal lounge • Casual living and dining area adjacent to kitchen • Five bedrooms • Principal bedroom with ensuite and walk-in wardrobe • Built-in wardrobes to three secondary bedrooms • Family bathroom with bathtub • Additional separate WC • Separate laundry • Externally accessed storeroom

Location: The home's genuine appeal for families is furthered by its placement within the Rosalie Primary School and Shenton College zones. Shenton Park offers close proximity to the CBD, the QEII hospital campus, and the University of Western Australia, as well as the outstanding green spaces of Kings Park, Rosalie Park, and Lake Jualbup. Lifestyle needs, including shopping and dining out, are well met by the Shenton Park shopping centre, neighbouring Subiaco, and the multitude of cafes dotted throughout the suburb. Transport links include bus connections from Thomas Street, and Shenton Park train station at the end of Onslow Road.

For more information or to arrange a viewing, please contact Michael Hoad or Edward Hall.

RATES: • City of Subiaco - \$4,355.25 /PA • Water Corp - \$2,468.36 /PA (approx.)

SCHOOL CATCHMENTS: • Rosalie Primary School • Shenton College

ZONING: R20

For further information, please contact Michael Hoad or Edward Hall.

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects.