

**97 Shenton Road, Swanbourne, WA 6010**



**House For Sale**

Friday, 24 May 2024

97 Shenton Road, Swanbourne, WA 6010

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 840 m2**

**Type: House**



Jayson Renouf

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## Offers

Presented by Jayson Renouf of Renouf Real Estate, Swanbourne's Top Selling Agent and Agency again in 2022/2023! Set on an expansive 840 sqm block with North aspect and just minutes to the Swanbourne Village Strip and all the schools, this stunning character home provides a generous level of accommodation and an immaculate presentation with all the modern conveniences allowing you to walk right in with nothing to do! If you are looking for an effortless move into a beautifully renovated character home with first class fittings and all the luxuries, then this property is calling your name! Walking distance to Scotch College, Swanbourne Primary School, Christ Church, MLC and with many other schools in close proximity dropping the children off in the mornings will be a timesaving pleasure rather than an hour round trip. This circa 1908 Queen Anne, Federation style home provided a perfect canvas for the owner's vision of a light, bright, stylish residence with spacious rooms that flow seamlessly from the indoors out. Inside a gourmets' kitchen with quality cabinetry and appliances adjoins the overscale open plan living area and the alfresco area at the rear. Polished timber floors, high ceilings, designer bathrooms and a stunning kitchen bring a feeling of luxury and style to every aspect of this custom-appointed home. The home provides equally to the whole family and provides excellent zoning opportunities with a sense of space that can be matched by few homes in the suburb. Flooded with natural light from the north, the open plan kitchen and entertaining area is designed for living. The hub of this space is a generous size island bench with the kitchen awash in natural light complemented by classic white cabinetry and feature pendant lights. The kitchen melds into several alternatives for dining and entertaining - casual style from the vast island bench, more formal from the dining area or transition into the outdoors. Stepping outside you enter the covered alfresco area with outdoor kitchen that overlooks the rear gardens and swimming pool providing an enviable setting for entertaining and relaxing! Location: The property is situated in a prominent position within the prestigious coastal suburb of Swanbourne. This high amenity location is only minutes from pristine Swanbourne & Cottesloe beaches and the vibrant Claremont Quarter retail precinct. The site provides close proximity to the majority of Perth's finest schools. Additional local amenities nearby include Cottesloe Golf Club, Claremont Showground, Allen Park and the Lake Claremont Reserve. Approximate distances: Claremont Quarter 1.0 km, Christchurch Grammar 1.2 km, Scotch College 100 metres, Methodist Ladies College 1.0 km, John XXIII College 2.5 km, Shenton College 3.0km, Cottesloe Private Golf Course 1.2 km, Swanbourne Beach 1.7 km, Cottesloe Beach 2.5 km. N.B. All distances are as per Google Maps. Lifestyle: The property offers the Swanbourne/Cottesloe village lifestyle with cafes, local shopping and the train station all on your doorstep with the ocean, the river, the Claremont shopping precinct and all that has made the western suburbs Perth's premier residential area in close proximity. The site provides close proximity to the majority of Perth's finest schools. Walk to local parklands, the Swanbourne village shopping precinct, the train line and nearby schools. An effortless move into ever popular Swanbourne. Convenience, Lifestyle, Location! Make your offer today! Property Particulars: Total Area 840 square metres, Local authority: Town of Claremont. \*Please note that while best effort is made to ensure the particulars are correct at time of listing, they are provided for reference only and may be subject to change. An outstanding opportunity in a family friendly location, make your offer today! For further details or to arrange an inspection contact the exclusive agent: Jayson Renouf B. Bus 0412 597 586 RENOUF REAL ESTATE "Selling Swanbourne" Swanbourne's Top Selling Agent and Agency again in 2022/2023!