

28 Aldam Crescent, Shelley, WA 6148

House For Sale

Friday, 5 July 2024

28 Aldam Crescent, Shelley, WA 6148

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 814 m2

Type: House



Mike P and Sandra D
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E.O.I From \$1,699,000

It's a hot market, so don't delay viewing this wonderful opportunity to own this house for sale in Shelley, 28 Aldam Crescent. Proud to be shown by your Exclusive agents "Team Mike P & Sandra D". Yes this is in the Rossmoyne High School Zone! Impeccably maintained 2-story much loved family home with versatile layout and comfortable living, 3 double bedrooms, 2 bathrooms, 3 toilets (great convenience for all residents) Plus downstairs shower, 2 living areas plus dining room (which has flexibility to convert to 4th bedroom). In the sought after premier location of Shelley. Make sure you watch the 3D Virtual Tour link below. Super close proximity to Shelley Primary school, Canning River with easy access to popular Rustico & Lo Quay Cafes for those coffee catch ups with friends & family. Perfect location for the commuters to and from Perth City CBD, Curtin Uni & easy access to Leach Highway for short travel to both domestic/international airports.

GROUND FLOOR FEATURES:

- Entrance verandah with tiles
- Front large lounge/TV room
- Dining with wall mounted air conditioner (could be 4th bedroom/study/home office)
- Modern Kitchen/Meals with quality sleek granite benchtops, double sink, wall oven, electric cooking, rangehood, plenty of draws & cupboards, with walk in under stair pantry
- Family Tv Room with ceiling fan and glass sliding door access to patio entertaining area
- 3rd Toilet off laundry
- Laundry with extra overhead cupboards and bonus 3rd shower
- Hallway linen cupboard

FIRST FLOOR FEATURES:

- Staircase with solid wood hand railing
- Huge Master bedroom opening out to balcony, with walk-in robe & private renovated ensuite with heat light
- Main Bathroom with bathtub, 2nd toilet and wall mirror cabinet
- 2nd & 3rd bedrooms are well appointed and double sized with built in robes, perfect for growing children or guests
- Wall of 6 doors of linen cupboards
- Large long balcony with dual access from main bedroom and also from hallway

MORE FEATURES:

- Double driveway/crossover
- Double garage with shoppers' entrance into house, great for bringing shopping home
- Large rear paved entertaining area
- Plenty of grass to encourage the kids/pets to play outdoors
- 2 Garden sheds
- Rotary clothes line
- NBN ready
- Solar hot water system
- Automatic Reticulation off bore
- 2 well established fruit laden avocado trees and established lemon tree
- Big Green Title block on 814 sqm

OTHER COSTS:

- Council rates \$1,928 approx
- Water \$1,364 approx

Living in this location will spoil you, and this property offers endless possibilities for families, ideal for Tradies, or those seeking extra space. A walk along the Canning River to end a busy day is the luxury of this location. In all this is very pleasing, well maintained, versatile 1 owner home that won't last in this competitive market! View before we say it is "Sold" "Team Mike P & Sandra D" Mike 0402 012 855: Sandra 0408 655 622 To view a virtual tour, click on the link below: <https://my.matterport.com/show/?m=qFFU4MgaCrr&help=1>