

299 Riverton Drive North, Shelley, WA 6148



House For Sale

Sunday, 23 June 2024

299 Riverton Drive North, Shelley, WA 6148

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1072 m2

Type: House



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AUCTION ONSITE SATURDAY JULY 27TH AT 11AM

AUCTION ONSITE SATURDAY JULY 27TH AT 11AM (Unless Sold Prior) Direct water frontage is of course the holy grail of Western Australian real estate. North-facing and positioned gracefully on the banks of the Canning River, 299 Riverton Drive North in Shelley is one of those prized riverside properties. The five-bedroom, three-bathroom family home sitting on an expansive 1071m² of prestigious river-facing land offers a unique blend of luxury and functionality. Imagine waking to the serenity of river life and the warm embrace of the morning sun. This haven is strategically positioned to bask in the winter sunlight, ensuring the house is bathed in natural light. The panoramic river views from the oversized windows and upstairs balcony are not just a visual treat but a daily invitation to connect with nature. Crafted in 1993, this large family home is a testament to timeless elegance. As you step inside the double doors, you are greeted by a functional entry foyer. From here the floorplan offers versatile living spaces to the front and rear of the home with formal living, dining and kitchen areas occupying prime river-facing space. Extra height ceilings, decorative curved cornice detail and beautifully tiled floors create an ambience of style and finesse. The heart of this home is of course its open-plan kitchen and living space. Designed for the culinary artist, it features Gaggenau electric appliances, spacious granite stone tops, and an integrated fridge/freezer. The wet kitchen is fitted with a gas cooktop, good workspace and offers superb versatility whether preparing a casual breakfast or hosting a gourmet dinner. It's a space designed for shared conversations, communal living and creating lifelong family memories. For those who revel in entertainment, 299 Riverton Drive North does not disappoint. An indoor, solar-heated swimming pool takes centre stage, whilst the large ground floor games room and upstairs theatre room are perfect spaces to enjoy with friends and family alike. The laundry, built-in sauna room and a traditional Japanese tearoom with hand-painted walls of a Mt Fuji panorama complete the ground floor with a touch of cultural elegance and serenity. The master suite is a private oasis, boasting an ensuite that rivals any luxury spa. Think marble-wrapped spa bath, an oversized frameless shower, and custom-built cabinetry that speaks of refined taste and practicality. The remaining four bedrooms, along with a fully fitted river-facing study, offer ample space and privacy for family and guests. Stepping outside, the amenities continue to impress. The full-size tennis court, with synthetic grass and high-grade floodlights, is ideal for both casual play and aspiring Wimbledon contenders. With extra off-street parking inside the security gate and access to the double car garage, the home is a well-designed, low-maintenance lifestyle compound poised for its next chapter.

At a glance:- Five bedrooms, three bathrooms, plus a study overlooking the river- Formal living and dining areas, as well as family and casual dining spaces- North-facing riverfront location with breathtaking views- Full-size floodlit tennis court with synthetic grass- Indoor pool with solar heating and 'naked' low chemical maintenance- Sauna, tea-room, and large entertainment areas including a theatre room- High-quality finishes throughout including 100% wool carpets, marble tiles, and granite stone tops- Two ducted reverse cycle air conditioning systems- 5kw Fronius solar system- High colour rendering LED lighting throughout- Two staircases - one for the bedrooms and a rear staircase to access the upstairs games room- Double height internal glazing allows fantastic light flow into the home- Hand painted ceiling art in the upstairs games room- Elegant window treatments with pelmets and sheers- Custom built in solid timber cabinetry throughout, including extensive bespoke desks and cupboards in the office, bedrooms, theatre, and games rooms.- Gorgeous book-matched, large format travertine staircase tiling with black and gold accented balustrading- Upstairs sitting or study space- Two gas instantaneous hot water systems- Security screens, cameras, and a remote-control front vehicle gate- NBN- Laundry chute- New garage door- Storeroom off the pool area- Near new ducted vacuum system- Aggregate flooring to driveway and garage- Mains reticulation

This magnificent riverside retreat at 299 Riverton Drive North in Shelley offers a lifestyle of understated luxury and refined finishes. For more information on this exceptional residence, contact Vivien Yap on 0433 258 818. Rates & Local Information: Water Rates: \$2,243.98 (2022/23) City of Canning Council Rates: (2023/24) Zoning: R20 Primary School Catchment: Shelley Primary School, Riverton Primary School, Manning Secondary School Catchments: Rossmoyne Senior High School, Como Secondary College, Lynwood Senior High School, Willetton Senior High School

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