

40 Shipbourne Way, Huntingdale, WA, 6110

CENTURY 21

House For Sale

Wednesday, 14 August 2024

40 Shipbourne Way, Huntingdale, WA, 6110

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Type: House

A WHOLE LOTTA LIVIN'

If there's one thing a big family needs, it's space—space to grow, play, and make memories. And this home? It's practically built for it! Nestled in a peaceful neighbourhood, this 5-bedroom, 2-bathroom gem with a study, ticks all the boxes for those seeking the ideal balance of comfort, style, and room to move. From the moment you step through the wide double doors, there's an undeniable sense of family here.

Start your journey in the sunken formal lounge, where sunlight dances across the room, casting a gentle glow on the plush carpets. Just a step up, the raised formal dining area invites you to imagine family dinners and celebrations, flowing seamlessly into the heart of the home—the modern kitchen. Completely revamped in 2017, this kitchen is a dream for any home chef. With a waterfall bench, dishwasher, microwave, electric hotplate, and separate oven, it's both beautiful and functional. And let's not forget the breakfast bar, perfect for those early morning coffee chats.

Beyond the kitchen, the open-plan family and casual meals area offers warmth in more ways than one, with a cosy woodfire heater ready to embrace you on those chilly evenings. And when it's time for a bit of fun, the separate games room—just a step through from the family area—opens onto the patio and pool, making it the perfect spot for both indoor and outdoor entertaining.

FEATURES:

- *5 spacious bedrooms, each designed for comfort.
- *Sunken formal lounge with views of the front yard.
- *Raised formal dining adjoining the kitchen.
- *Modern kitchen with a waterfall bench, updated in 2017.
- *Open plan family and casual meals area with woodfire heater.
- *Separate games room with sliding door access to the patio.
- *Relaxing master suite with a walk-in robe and reverse cycle air conditioner.
- *Master ensuite features a separate powder room and renovated shower room with toilet.
- *LED downlights throughout the informal living areas.
- *New carpets recently installed in 3 secondary bedrooms.
- *Study offering built-in cupboards and display cabinets.
- *Well-appointed main bathroom with a spa bath.
- *Main toilet housed in its own powder room, complete with hand basin.
- *Ducted evaporative air conditioning throughout.
- *Large gabled patio and below-ground salt-chlorinated pool.
- *Freestanding single garage with drive-through access and power connected.
- *Double tandem carport positioned behind a sectional door.
- *Paved hardstand in the front yard, ideal for parking your boat or caravan.
- *Solar hot water system with electric booster.

Step outside, and the charm continues. The expansive gabled patio is perfect for outdoor living, overlooking a sparkling salt-chlorinated pool where summer days just seem to linger a little longer. Low-maintenance paving and established garden beds frame the pool area, creating a serene outdoor space that's as easy to care for as it is to enjoy. Plus, with a freestanding single garage, double tandem carport, and extra parking for your boat or caravan on paved hardstand at the front of the home, makes this home is as practical as it is comfortable.

And what about the location? It's a family's dream come true! Imagine morning walks along the pathways lining the Canning River Reserve or the convenience of a 700m stroll to Huntingdale Primary School. Need to pop out for groceries? Huntingdale IGA is just moments away. With easy access to Warton Road and Southern River Road, getting around is a breeze, and there's a bus stop within 250m on Balfour Street for those days when you prefer to leave the car at home. Shopping options abound, with The Vale, Forest Lakes Forum, Thornlie Square, Southern River East, and Maddington Central all within easy reach.

All this, set in a location that combines the best of both worlds—quiet, family-friendly streets with easy access to schools, parks, and local amenities. This is more than just a house; it's the place where your family's next chapter begins. Welcome home!

For more information and inspection times contact:

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PROPERTY INFORMATION

Council Rates: \$537.50 per qtr

Water Rates: \$313.60 per qtr

Block Size: 771 sqm

Living Area: 196 sqm approx.

Zoning: R17.5

Build Year: 1984

Dwelling Type: House

Floor Plan: Not Available

Estimated Rental Potential: \$850 - \$920 per week

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