

9 Shepherd Street, Glen Forrest, WA 6071



House For Sale

Sunday, 23 June 2024

9 Shepherd Street, Glen Forrest, WA 6071

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 2057 m2

Type: House



Guy King
0417900315

End Date Process

Welcome to a distinguished address at the edge of Glen Forrest Village, where this family residence shines with freshly painted interiors, new carpets, and contemporary window treatments. This home features a spacious and fluid floor plan, seamlessly integrating formal and informal living spaces, as well as indoor and outdoor entertainment areas. The expansive principal suite is positioned at the front of the home, while a separate junior wing adjoins the open-plan living area, ensuring privacy and comfort for all family members. At the heart of this family-centric home lies an elegant and functional kitchen, complemented by formal and informal dining and living spaces, as well as a versatile activity room. Designed for year-round enjoyment, the extensive outdoor paving provides inviting spaces for every season and time of day. A powered workshop occupies one corner of the lot, while a charming, shaded arbour graces the other. Just a short stroll from Glen Forrest Village's vibrant community garden and delightful coffee spots, the Heritage Trail beckons at the end of the street, offering kilometres of walking and riding paths. This property embodies the essence of modern family living.

SCHOOL CATCHMENT
800 m – Glen Forrest Primary School
1.8 km – Helena College Senior School
2.9 km – Darlington Primary School
3.2 km – Helena College Junior School
6.3 km – Swan View Senior High School
11.5 km Eastern Hills Senior High School

RATES
Shire - Water - \$235.50 (approx)

FEATURES
* Family-focussed Design
* Expansive Layout
* Formal and Informal Living
* Separate Activity Room
* Separate Study
* Fresh Paint
* New Carpets
* New Window Treatments
* New Light Fittings
* Separate Junior Wing
* Ducted Evaporative Cooling
* Slow Combustion Fireplace (Masport)
* General
* Build Year: 1999
* Block: 2057 sqm
* Built Area: xx sqm
* 2 Toilets
* Kitchen
* 600 mm Oven (Simpson)
* 4-burner Gas Hob (Simpson)
* Shopper's Entry
* Long Worktop and Breakfast Bar
* Walk-in Pantry
* Outside
* Instantaneous Gas Hot Water System (Rinnai 20)
* Gabled and Paved Alfresco Living
* Terraced Lawn
* Paved Driveway
* Dual Entry
* Fully Fenced Backyard
* Automatic Reticulation Gardens and Lawn
* Double Garage
* Powered Workshop with Carport
* Established Gardens
* Paved Courtyard
* Shady Arbour

LIFESTYLE
400 m – Heritage Trail
600 m Bus Stop
300 m – John Morgan Park
350 m – Glen Forrest Community Garden
600 m Glen Forrest Gourmet
1 km – Glen Forrest IGA
7.2 km – Mundaring
10 km – Midland
11.2 km – St John of God Hospital
18.2 km – Perth Airport
29 km – Perth CBD