

20E Marjorie Avenue, Shelley, WA 6148

House For Sale

Wednesday, 8 January 2025



20E Marjorie Avenue, Shelley, WA 6148

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 352 m2

Type: House



Leysen Yang
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FIXED DATE SALE

FIXED DATE SALE ALL OFFERS WILL BE PRESENTED BY 30/01/25 THE SELLER RESERVES THE RIGHT TO ACCEPT ANY OFFERS PRIOR.

Welcome to 20E Majorie Avenue, Shelley WA - a beautifully crafted and flawlessly maintained family home that seamlessly combines contemporary living with tranquil surroundings. Boasting an expansive layout and elegant features, this two-story property represents the pinnacle of comfort and ease.

Ground Floor Elegance:

- Master Bedroom:** Start your day in style with a stylish master suite, complete with an ensuite featuring a double vanity and a walk-in robe, ensuring a private and indulgent retreat.
- Study Room:** A dedicated and private space for work or hobbies, providing the perfect environment for focus and productivity.
- Theatre Room:** Enjoy movie nights in your very own home theatre for an immersive cinematic experience.
- Open Plan Living:** The heart of the home, where the open plan living, dining, and kitchen areas seamlessly flow together, creating an inviting space for family gatherings and entertaining guests.
- Outdoor Alfresco:** Step outside to a paved alfresco area under the main roofline, perfect for alfresco dining and enjoying the fresh air.
- Laundry with Shower:** A well-equipped laundry with a third toilet, ensuring convenience and functionality for everyday living.

Upstairs Comfort:

- Living Room:** A light and bright space for relaxation and family time, providing a relaxed atmosphere to unwind.
- Study Space:** Another versatile study room, offering an extra space for work or study or play.
- Bedrooms:** Three generously sized bedrooms, all carpeted for comfort and with built-in robes, with one bedroom featuring semi-ensuite access.
- Bathroom:** A well-appointed bathroom, ensuring style and functionality for the whole family.

Quality Features Throughout:

- Timber Flooring:** Elegant timber flooring in the living areas adds a touch of warmth and sophistication.
- LED Downlights:** Energy-efficient LED downlights illuminate the home, creating a bright and welcoming ambiance.
- Solar Panel Ducted Reverse Cycle Air Conditioning:** Enjoy year-round comfort with ducted reverse cycle air conditioning throughout the home.
- Stainless Steel Appliances:** A gourmet kitchen equipped with quality stainless steel cooking appliances and ample bench and storage space, perfect for the home chef.
- Store Room:** An additional storage room at the rear of the property, providing extra space for all your needs.
- Side Parking:** Convenient side access with plenty of parking space for your caravan or boat.

Location and Lifestyle:

- Canning River and Parklands:** Ideally located in close proximity to the picturesque Canning River and beautiful parklands, offering endless opportunities for outdoor activities and relaxation.
- Amenities Nearby:** Enjoy easy access to public transport, schools, shopping centres, and Curtin University, making this home a convenient choice for families and professionals alike.
- Security:** An alarm security system provides added peace of mind and protection for your family.
- School Zone:** Within the Rossmoyne High School Zone, ensuring a quality education for your children.

Don't miss the opportunity to call 20E Majorie Avenue your new home. With its stylish features, spacious layout, and prime location, this family haven is waiting to welcome you. Contact us today to schedule a viewing and experience the perfect blend of modern living and serene surroundings. For further information or an obligation-free appraisal, contact listing agent Leysen Yang on 0433 747 111 or email leysen@linkonerealestate.com.au

Disclaimer: Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy of this information.