

35 Violet Grove, Shenton Park, WA 6008



House For Sale

Wednesday, 8 January 2025

35 Violet Grove, Shenton Park, WA 6008

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 627 m2

Type: House



Harry Stevenson
0422970993

UNLESS SOLD PRIOR OFFERS BY MONDAY 3 FEBRUARY

Built in 1928 and extensively renovated, "Dods Cottage" proudly claims its place amongst a quiet, leafy streetscape lined with character homes. Situated upon a generous 627m² block, a rarity in Shenton Park, this charming period home has been transformed to modern perfection with the benefit of a highly walkable location close to shops, cafés, medical facilities, parklands and Rosalie Primary School less than 400 metres away. Beyond the white picket fence and serene garden setting, a sprawling wisteria vine wraps the exterior of the traditional east-facing veranda. Step through the leadlight front door to lovingly restored period features from the jarrah floorboards, sweeping high ceilings and decorative ceiling roses, to the original wood-fireplace and delicate picture rails. The front of the home hosts two original bedrooms, one with a lovely bay window, the other a luxurious master retreat with a walk-in robe, ensuite, and home office embracing garden views. A private sitting room leads the way to the stunning extension built in 2015 where the heart of the home unfolds spectacularly. The designer kitchen is well-appointed with extra thick stone benchtops, masses of storage incorporated into the cabinetry and Westinghouse appliances including a dishwasher, twin electric ovens and gas stovetop. Step down to the light-filled lounge with walls of built-in storage and effortless flow to the combined laundry/bathroom, third bedroom (with a WIR) and spacious backyard. Blending the old with the new, modern comfort and eco-luxe fittings are a mainstay throughout with ducted and zoned, reverse cycle air-conditioning, as well as a rainwater tank, solar panels, a Tesla Gateway micro-grid and battery powered systems servicing the home. Open up the bi-fold doors to the sheltered, west-facing alfresco upon timber decking where you can enjoy gentle breezes and golden sunset hues at the end of the day with a drink in hand. The backyard captures that down-south feeling so well with the soothing sounds of a fishpond, birdsong overhead and tall, leafy trees including jacaranda, ornamental plums and peppermint (grown from Dunsborough seedlings). There's a delightful edible garden tucked into the corner as well as the convenience of laneway access at the rear for easy strolls to nearby attractions. Completing this property, a long driveway paved with recycled red bricks offers room to park up to 5 vehicles. Storage facilities house the Tesla batteries/micro-grid system and bikes, scooters and tools, with a large, powered workshop for more ambitious home handyman projects. Due to the size of this block, there's even future scope to incorporate a granny flat for multi-generational living or a short-stay income stream (STCA). Perfectly positioned to just about anything on your doorstep including public transport options, beautiful parklands, the QE2 medical centre and Shenton Park Shopping Centre's main hub for all the essentials. The local school catchment encompasses Rosalie Primary School and Shenton College while excellent private schools in the vicinity include Scotch College, Christ Church, John XXIII, MLC and PLC. The CBD, UWA, Kings Park, Matilda Bay and Subiaco's vibrant precinct are all within minutes adding to the convenience of this central location. This is a stunning period home in a highly sought-after neighbourhood with all the modern luxuries for complete contemporary comfort.

Additional Features:- Security cameras- Electronic locks on all doors- Smart e-glass on all windows (extension)- Excellent insulation- Heated towel rails in bathrooms- Plantation shutters in most bedrooms- Outdoor fan & retractable sun screens for rear decking- 1100 litre rainwater tank- 6.6kw solar system, Tesla Gateway micro-grid, two Tesla Powerwall 2 batteries (ensuring power bills are virtually non-existent)- Remote controlled driveway gate- Drop down attic with loft storage space- Zoned R30 (subdivisible) with rear lane access (subject to approval). For more information on this property, please contact Harry Stevenson today. We look forward to welcoming you. Council Rates | \$3,264.66 pa Water Rates | \$1,867.37 pa (2023-2024) Land Area | 627 m²