

36 Nearwater Way, Shelley, WA, 6148



House For Sale

Tuesday, 26 November 2024

36 Nearwater Way, Shelley, WA, 6148

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Roy Li

0861164511

NEARLY NEW STUNNING FAMILY RESIDENCE & NEARWATER & GREEN TITLE

Introducing a captivating home nestled in the heart of Shelley. This nearly brand new luxury finished by DALE ALCOCK HOMES, award winning local building company, 4 bedrooms, 2 bathrooms, plus theatre, multiple living areas and low maintenance, modern living, boasts a prime location, offering a lot. Immerse yourself in the tranquil serenity of the nearby Canning River and parks while enjoying your morning coffee or unwinding in the evening.

Step inside and experience modern elegance throughout. The thoughtfully designed interior features quality flooring, creating a warm and sophisticated atmosphere. The spacious living areas flow seamlessly, encompassing a bright and airy living room, a dining area perfect for gatherings, and a well-appointed kitchen. The kitchen showcases stylish granite benchtops and cooking, providing both beauty and functionality for the aspiring chef.

This meticulously maintained property also features a study to the lower level, ideal for those working or studying from home, the four large bedrooms located upstairs, each providing a peaceful sanctuary for rest and rejuvenation. Natural light fills the rooms, creating a soothing ambiance indulge in the luxury of wall-to-ceiling tiles in the renovated bathrooms, creating a seamless and opulent spa-like experience for the whole family.

At the front of the home you will find the large master suite with walk in robe and ensuite bathroom, and the formal living room. The open plan kitchen, meals and family area is filled with natural light and features high ceilings, creating a stunning space for you to entertain as it opens out to the all seasons alfresco area. The rear of the home accommodates the 3 minor bedrooms with built in robes, catered for by the main bathroom with separate WC and stand alone bath, and laundry with external access.

Additional Feature/Benefits:

- Green title
- Built 2022
- Corner block
- High ceilings
- Quality flooring
- Quartz Stone Benchtops
- Plantation Shutters
- Exposed Aggregate to Driveway & Alfresco
- Rendered Garage
- LED Lights throughout
- Reverse Cycle Air Conditioning
- Rossmoyne Senior High School Zone
- Rossmoyne/Shelley Primary School Zone
- Walking distance to the Canning River, Shelley foreshore and major shopping amenities.

Location highlights:

The sought-after suburb of Shelley offers excellent connectivity, with easy access to major roads, public transport, and essential amenities. The surrounding schools and shopping centres are just a short distance away:

- Rossmoyne Senior High School: Approximately 2 km
- Shelley Primary School: Approximately 1 km
- Rossmoyne Primary School: Approximately 3 km
- Rossmoyne Shops: Approximately 2 km
- Tribute Café: Approximately 2 km

- Riverton Forum: Approximately 4 km
- Southlands Shopping Centre: Approximately 6 km

With nothing to do but move in, this home is ready for you to enjoy a fantastic lifestyle of modern living and convenience.

Don't miss this opportunity to secure a wonderful home in a prime location. Contact ROY LI on 0415007588 or 61164511 for more information or to book your viewing.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.