

**39 Holmes Street, Shelley, WA 6148**

MORGAN HAYES  
REAL ESTATE

**House For Sale**

Monday, 30 December 2024

**39 Holmes Street, Shelley, WA 6148**

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 311 m2**

**Type: House**



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## Modern Luxury with Innovative Features

Discover unparalleled contemporary living in this stunning street-front Survey Strata property with no strata fees. Nestled in the heart of Shelley and within the Rossmoyne Senior High School Zone, this home is perfect for families or professionals seeking a premium lifestyle in a prime location. The striking front exterior boasts a stylish tiled archway, up-and-down lighting, and a secure entry with advanced smart locks offering coded, card-swipe, or fingerprint access. A fully automated Rainbird reticulation system and low-maintenance landscaping ensure year-round ease of care. Inside, the home is designed for both comfort and function. The ground floor features a spacious open-plan living and dining area with tiled flooring, LED downlights, and sliding doors to the rear yard. The galley-style kitchen is a chef's dream, offering a Hafele 5-burner gas cooktop, a 900mm oven, a waterfall-edge stone benchtop, and a scullery with ample storage and workspace. The cozy theatre room includes recessed ceilings, Ethernet and TV connections, and ducted air conditioning for the ultimate movie nights. A generously sized downstairs master suite includes built-in mirrored robes and a luxurious ensuite with floor-to-ceiling tiles, a freestanding bathtub, and an open shower. An additional bedroom on this level offers built-in robes and ducted air conditioning, while the shared bathroom is equally well-appointed with a bathtub, enclosed shower, and stylish finishes. Upstairs, the master bedroom offers a walk-in robe, built-in storage, and an ensuite with floor-to-ceiling tiles and a separate toilet. Two additional carpeted bedrooms feature mirrored robes, ducted air conditioning, and Ethernet connections. A shared bathroom and a tiled living area with balcony access complete this level. Additional highlights include two instant natural gas hot water systems, a Fujitsu reverse cycle ducted air conditioning system with seven zones, a Ness alarm system, a Tesla EV charger, and a SAJ solar system. The rear yard features a covered patio with LED lighting, a TV bracket, and Rainbird reticulation for garden beds. This home combines innovative features, modern design, and an unbeatable location near schools, shops, and public transport. **DISCLAIMER:** While every effort has been made to ensure the accuracy of the information provided, neither the Agent nor the client, nor their representatives, guarantee its correctness.