

9 Lyall Street, Shenton Park, WA 6008

KIM·TURNER
REAL ESTATE

House For Sale

Tuesday, 16 January 2024

9 Lyall Street, Shenton Park, WA 6008

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 706 m2

Type: House



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Contact Kim Turner for price guide

Let's be honest. While this 1930s house has plenty of period charm - unless you're a renovator who likes to turn ageing character homes into blended modern masterpieces - its main appeal lies in the opportunity offered by the 706sqm block. This is a very generous amount of space and it's a fabulous chance to build your dream home in a great location in a highly sought-after suburb. With a block this size you'll be able to create a stunning residence (maybe modern or maybe inspired by the character of the area) and still have room for a decent backyard. The location puts you in walking distance of beautiful Shenton Park and Lake Juralbup, Rosalie Park and Kilgour Park. Kings Park is also in easy reach. You're in the catchment area for the popular Shenton College and can walk the kids to Rosalie Primary School. It's minutes to the city; UWA; Sir Charles Gairdner, Perth Children's and Hollywood hospitals; and you have easy access to public transport on Aberdare Road or the Shenton Park train station - which is about a 15-minute walk or brief drive. There's an array of fantastic shops and cafes along nearby Onslow Road and it's a very short trip into the heart of Subiaco for more shopping and dining options. Plus, the river and beach aren't far away. The home has a simple layout with a living room with fireplace, kitchen/dining room, two bedrooms, an updated bathroom, and laundry. Outside there is a patio, front porch, shed and carport. Have we got you thinking yet? Come and see the property for yourself and start picturing your future in this lovely leafy street.

Inside
Living room with timber flooring, fireplace, ceiling fan and air conditioning
Kitchen/dining room with parquetry-look lino flooring
Kitchen with built-in cabinetry, freestanding cooker
Two bedrooms, both with air conditioning and timber flooring
Bathroom with bath, shower, toilet and vanity unit
Laundry with built-in linen cupboard

Outside
706sqm block
Patio and wraparound paving
Large shed
Front porch
Carport
Fenced with gates

Approximate Rates: Council 2,043.68 Water 1,304.94

Before you Bid:

<https://www.beforeyoubid.com.au/purchase/9-lyall-street-shenton-park-wa-6008/building-pest>*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.*