

83 Evans Street, Shenton Park

## CONTACT NOW FOR A VIEWING. THIS WEEK ONLY!!!

Exclusively available off-market, nestled within the leafy streets of Shenton Park, just moments from the village shops, dining, schools, and the iconic Shenton Park Lake, this modern townhouse blends lifestyle, privacy, and convenience.

Thoughtfully designed across two levels, the upper floor is dedicated to the master domain - complete with walk-in robe, ensuite, parents' retreat, and study space - offering sanctuary and separation. Downstairs, light-filled living unfolds with two additional bedrooms, an expansive open-plan kitchen, dining, and living area that flows effortlessly to a private courtyard featuring a tranquil water feature and reticulated gardens.

With undercover parking for two vehicles, secure gated entry, air conditioning,

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**FOR SALE**  
ARRANGE A VIEWING

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

**LJ Hooker**



and the fresh touch of new carpets and paint throughout, this home is ready to welcome its next owners.

The prettiest of Shenton Park streets is the base for this lovely haven, nestled just metres from picturesque Jualbup Lake, the sprawling Shenton Park reserve and surrounded by other quality abodes at the very same time. It is just a short five-minute stroll to the Shenton Village shopping complex, which includes a supermarket, pharmacy, newsagency, restaurants, cafes and more.

The Shenton Park Train Station is also only a few doors down, whilst local school catchments include Rosalie Primary School (less than a 15-minute walk) and Shenton College - itself mere metres away by foot. Our iconic Kings Park, medical facilities, the University of Western Australia, the river, Elizabeth Quay and our vibrant Perth CBD are also nearby, adding a sublime sense of convenience to a desirable lifestyle that you are destined to fall in love with in an instant.

#### FEATURES:

- Secure pedestrian and driveway front access gates
- Front security door
- Entertaining courtyard
- Extensive use of natural limestone, both inside and out
- Open-plan family/dining/kitchen area downstairs
- Upstairs retreat/second living room, plus a study area
- Walk-in robe to the upper-level master suite
- Minor-bedroom BIR's
- Fully-tiled main-bathroom and laundry spaces
- Under-stair storage
- Split-system air-conditioning
- Fireplace
- Gas-bayonet heating
- Stylish light fittings
- Down lights
- Low-maintenance gardens
- Pitched double carport
- Built in 1995 (approx.)

#### MORE DETAILS

Property ID	8AAHNF
Property Type	House
Land Area	337 m2
Including	Air Conditioning
	Built-in-Robes
	Car Parking - Surface
	Carpeted
	Close to Schools
	Close to Transport
	Creative
	Liveability

#### Kira Willis 0424 339 905

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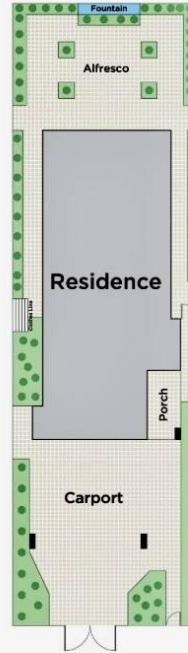
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**APPROXIMATE AREAS**

Internal Living	175 sqm
Porch	6 sqm
Carport	30 sqm
Alfresco	44 sqm
<b>Total Area</b>	<b>255 sqm</b>

Proportion Scale Bar (m)



83 Evans Street, Shenton Park, WA, 6008

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.