



17B Bow Street, Wilson

Premier Riverside Living

ACCOMODATION

Discover 17B Bow Street, Wilson-a masterfully designed Dale Alcock home that perfectly blends modern luxury with serene, riverside living. Nestled in Wilson's premier pocket and just a short stroll from the Canning River, this idyllic 3-bedroom residence offers a low-maintenance lifestyle without compromise. Meticulously maintained since its construction six years ago, this represents a superb opportunity for families, professionals, or downsizers seeking quality, space, and an exceptional location.

Step into this beautifully designed home for both effortless living and elegant entertainment. The spacious open-plan kitchen, living, and dining area forms the vibrant heart of the home. The kitchen is a chef's delight, featuring an expansive stone benchtop, a 5-burner gas cooktop, a 900mm oven, and a walk-in scullery. Bifold windows and sliding doors open completely to the alfresco, seamlessly connecting indoor and outdoor spaces.

The private master retreat is a sanctuary of light and space, featuring a Velux skylight with an automated blind, a his-and-her walk-in robe, and a stylish ensuite. Two additional bedrooms, both generous in size with built-in robes, provide perfect flexibility for family or guests.

3 2 2

FOR SALE

SOLD | By Kim Liew

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



Designed for year-round enjoyment, the alfresco area can be enclosed with automated zip-track blinds, making it ideal for gatherings in any season. Outside, the magnificent, easy-care garden delights with a serene water feature and beautiful established garden, creating a private, Zen-like oasis.

FEATURES & BENEFITS

- Premium Climate Control: Year-round comfort is assured with ducted reverse-cycle air conditioning and quality insulation. Enhanced by ceiling fans in all living areas and bedrooms, this system provides superior comfort and energy efficiency.
- Gourmet Kitchen & Scullery: Features stone benchtops, a stainless steel 900mm oven, a 5-burner gas cooktop, and a walk-in scullery with a deep sink and dishwasher.
- Elegant Finishes: LED recessed and designer lighting throughout, along with luxury vinyl plank floorboards, creates a timeless and sophisticated aesthetic.
- Seamless Indoor-Outdoor Flow: Bifold windows in the kitchen and sliding doors in the dining area open completely to the alfresco, creating a perfect integration for entertaining.
- Season Entertainment Hub: Spacious alfresco with automatic zip-track blinds for year-round enjoyment.
- Luxurious Master Suite: Includes an ensuite bathroom, a walk-in robe, and a Velux skylight with an automatic blind.
- Modern Amenities: Spacious second bathroom and laundry, both finished with stone benchtops.
- Sustainability & Practicality: Equipped with a 10 x 315W Solahart Silhouette panels and a 5kW GoodWe inverter, a double automatic garage, low-maintenance gardens and 6 star energy rating.
- Fresh & Neutral Appeal: A light, neutral colour palette throughout.

LOCATION

This home enjoys a privileged position in one of Wilson's most sought-after locales.

- Natural Paradise: Moments from the Canning River, parklands, and the Kent Street Weir nature reserves. Enjoy the 6km riverside trail for walking/running or direct access for kayaking.
- " Local Convenience: A short distance to the popular Canning River Café and Lo Quay Café.
- Everything Within Reach: Easy access to major shopping at Westfield Carousel and Riverton Forum, a variety of cafes and restaurants, Wilson Primary School, Queen of Apostles Primary School, and Curtin University.
- Connected Living: Excellent public transport links and quick, easy routes to the Perth CBD and Airport.

INVESTOR INFORMATION

Forecast rent return \$800.00 —\$850.00 per week.

RATES

- Council Rates \$2,169.68 FY25/26
- Water Rates \$1,321.24 FY25/26

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "17B Bow Street Wilson" to 0430 015 796 for your free digital brochure.

MORE DETAILS

Property ID	5GNCFFB
Property Type	House
House Size	164 m2
Land Area	405 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Alarm
	Dishwasher
	Floorboards
	Secure Parking
	Fully Fenced
	Solar Panels
	Close to Schools
	Close to Shops
	Close to Transport
	High Clearance
	Window Treatments

Kim Liew 0430 015 796

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APPROXIMATE BUILT AREAS	
BUILT AREAS	: 164sqm
PATIO	: 22sqm
PORCH	: 03sqm
GARAGE	: 39sqm
TOTAL BUILT AREAS	: 228sqm

17B Bow St, Wilson WA 6107

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors Windows rooms and any other items 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.