



7 Shell Bay Road, LOWER KING, WA 6330

Exquisite Waterside Location and Magical Views

This stunner of a lifestyle property features a top quality home, an acre of beautiful grounds, river frontage, and sublime water views across lush gardens to the river and harbour beyond. With the imposing home and beautifully verdant gardens littered with birdlife, this brilliant property feels like an oasis where you can relax and unwind, and make the very most of the beauty that nature has to offer.

Built to the highest standards, the home was way ahead of its time with extremely spacious rooms and a brilliant floorplan that is eminently practical and is also designed to maximise the wonderful outlook. The main living area is open-plan with imposing cathedral ceilings and expansive glazing, creating a light and airy atmosphere where the outside is brought in. The home also features a massive lounge in addition to a second lounge or games room. The giant master comes with a walk-in robe and a huge ensuite complete with awesome sunken corner bath – an ideal spot to enjoy a wine while you watch birds in the garden. Family bedrooms are equally spacious, all with robes, and if you need that extra bit of room then the fourth bedroom was previously two generous bedrooms, and could be again.

An amazing covered deck on the eastern side of the home takes in a glorious outlook across the lush gardens to the water beyond, and is a magical spot to enjoy a sublime water sunrise or to enjoy a meal or drink in the evening as the sun goes down. There is

TYPE: For Sale

INTERNET ID: 300P192356

SALE DETAILS

Mid to High \$1 Millions

CONTACT DETAILS

Albany Real Estate
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a separate undercover patio on the north side of the home if you need it.

Gardens are beautifully lush with established beds and great areas of lawn for kids to romp. Enjoy some strawberries and cream and a smash or two on the fully functional tennis court, or leave it for the kids to ride bikes and play basketball. If you need shed space, the double garage/carport is complemented by a 7m by 9m powered shed and workshop with an additional two vehicle bays, ideal for the boat or poptop, with workshop space to spare. Birds are everywhere, from squadrons of pelicans across the water, to the local Sea Eagle stripping a fresh fish – the current owner has identified over 75 species during their occupancy. The gardens run right down to the foreshore reserve, where you can walk along a weathered jetty to launch a kayak or tinny, catch a fish, or enjoy a drink – this place truly is a haven for kids and adults alike.

- Top level lifestyle property, wonderful home and gardens, fronting river reserve
- 1983 built, 1993 extended, solid-as-a-rock brick and tile home
- Outstanding quality of design and build
- Modern floorplan with very spacious rooms designed to maximise stunning outlook
- Fabulous kitchen-dining-family room with imposing cathedral ceilings
- Kitchen features jarrah cabinetry, dishwasher, high-spec appliances
- Huge lounge, additional separate lounge/theatre/games room
- King size master with private balcony and beautiful outlook, WIR, large ensuite, fab corner bath with view
- Really generous family bedrooms, two with semi-ensuite. Fourth bedroom/study used to be two bedrooms and could be converted back
- Brilliant covered deck with luscious outlook over gardens to river and harbour
- Stunning landscaped gardens, lush and verdant with two auto retic systems
- Tennis court – great for kids play too
- Fronts river reserve, private jetty, launch a kayak or tinny or catch a fish
- Approx. 9m by 7m powered shed/workshop with two roller doors, in addition to brick double carport under main roof
- Water softener, cellar/store room, three WCs, fire pit
- Very close to waterways, boat launch, and Great Southern Grammar
- Approximately ten minutes to thriving Albany

7 Shell Bay Road offers a magical and unique lifestyle, where you can immerse yourself in nature while enjoying all the comfort and mod-cons – maximise life indoors and out!

There will be no home opens at this property, for your private inspection or more information please contact Blair Scott on 0459 024 026.

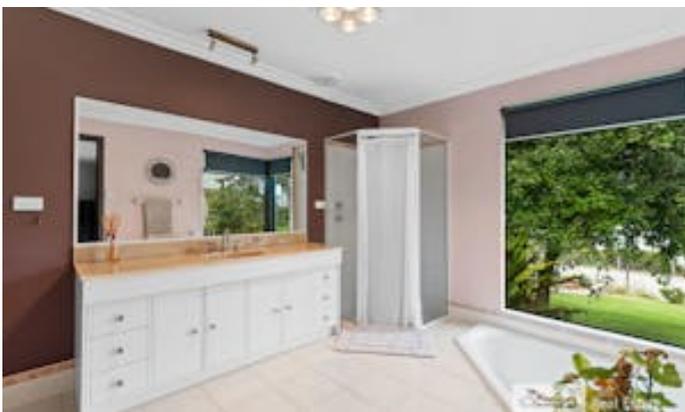
Other features: Area Views, Close to Schools, River Views, Water Front, Water Views

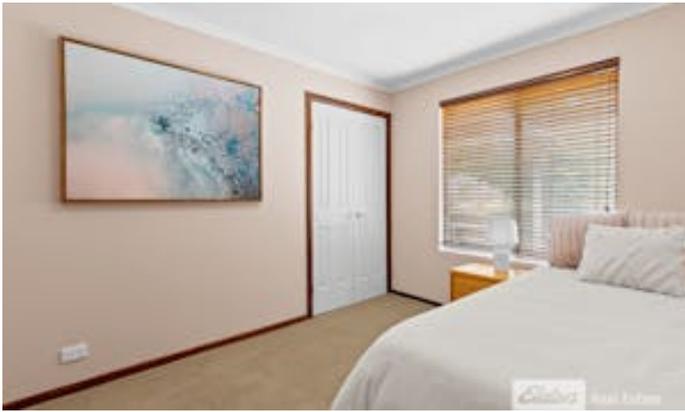
- Land Area 3,921.00 square metres
- Building Area: 242.00 square metres
- Bedrooms: 4
- Bathrooms: 2

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Double garage
- Double carport
- Ensuite









Elders Real Estate

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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