



## 1/15 Shirley Street, LOWER KING, WA 6330

### Easy Modern Living Close to Harbour

This superb property offers everything you want from modern living, on an appealing and easy-care lot, in a brilliant quiet and leafy location close to the waters edge. If you like a relaxed vibe and enjoy the outdoors, or are even a keen fisho, but still want super modern living, then this one will certainly tickle your fancy.

Built in 2010, the brick and tile home boasts an impressive 188sqm of living space, and a functional and life-friendly floorplan. The modern kitchen includes quality appliances and a walk-in pantry to keep the family chef happy, and is open-plan with dining and living space so is perfect to hang with the kids or enjoy a wine with friends while you prepare a meal. A separate lounge or theatre area off to the side means kids can watch TV in a semi-autonomous setting, or you can relax with a movie or the footie without bothering everyone else. In the family wing, a separate activity area for the kids means you don't need lego sticking in your feet in the main part of the home, or if you prefer, this room would make a great office.

This property also really impresses on the outside, with an enormous covered outdoor area providing plenty of room for the kids to muck about if it's raining, and a spot for a great catch up with friends and family with a BBQ and drink. The delightful sunny back yard has some lawns for the kids to play, as well as some raised veggie beds and fruit trees. A terrific powered shed provides storage space, or room to work on the latest

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**TYPE:** For Sale

**INTERNET ID:** 300P198172

**SALE DETAILS**

**Offers above \$780,000**

**CONTACT DETAILS**

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Blair Scott**  
0459 024 026

project!

Location wise, Lower King is always a target area for those seeking a relaxed leafy vibe. Shirley St is only 200m from the waters edge with plenty of open space in between to throw the ball for the dog. You can enjoy a stroll along the foreshore, go for a kayak, or try your luck fishing or crabbing. The local boat ramp is only a few hundred metres away, and from there its an easy trip to get out on the King George and squid, or head out wide.

- 2010 built brick and tile home, modern finish and layout for easy living
- Lovely modern kitchen with dishwasher and great walk-in pantry
- Open-plan kitchen-dining-living, plus separate lounge or theatre room
- King-size master with walk-in robe and ensuite
- Queen double and double-size family bedrooms, all with built-in robes
- Family bathroom with bath and shower
- Generous kids activity area or office, in family wing
- Huge covered outdoor entertaining, heaps of space!
- Lovely sunny back yard with lawns and veggie beds, great for kids and pets
- Super 5m by 5m powered shed with roller door and 2m covered hardstand
- Very quiet location close to harbours edge â## fish, kayak, or walk the dog!
- Excellent boat ramp within very short drive, great access to Ocean
- Six minutes to local shopping centre, 15 minutes to York St
- Double garage plus additional parking for boat or van
- Strata title but no fees or body corporate

1-15 Shirley St is a rare opportunity to tick all your boxes but still have a property that is really easy to look after, in an amazing location. For your private inspection or more information please contact Blair Scott on 0459 024 026.

- Land Area 575.00 square metres
- Building Area: 188.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite











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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