

# 12/147 Derby Road Shenton Park



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12/147 DERBY ROAD  
SHENTON PARK

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# WELCOME

On behalf of my sellers and myself, welcome to our home open and sale of 12/147 Derby Road Shenton Park.

I will be conducting the home open in a non-intrusive way and let you as the buyer take your time to walk through the home to get a feel for what it is like to live here.

When you are ready, please come speak to me about any questions you may have around the home or sale process and I'll assist you as best I can.

If you are interested in the home and would like to discuss it further outside of the home open, please ensure you let me know so I make a point to reach out to you.

# SALE DETAILS

Method of sale: Set Date Sale

Time: All offers presented by 4pm Tuesday 16th June 2026

How to register: Speak with Darcy or text "your full name 12/147 Derby Road" to 0431 009 495

# SHENTON PARK

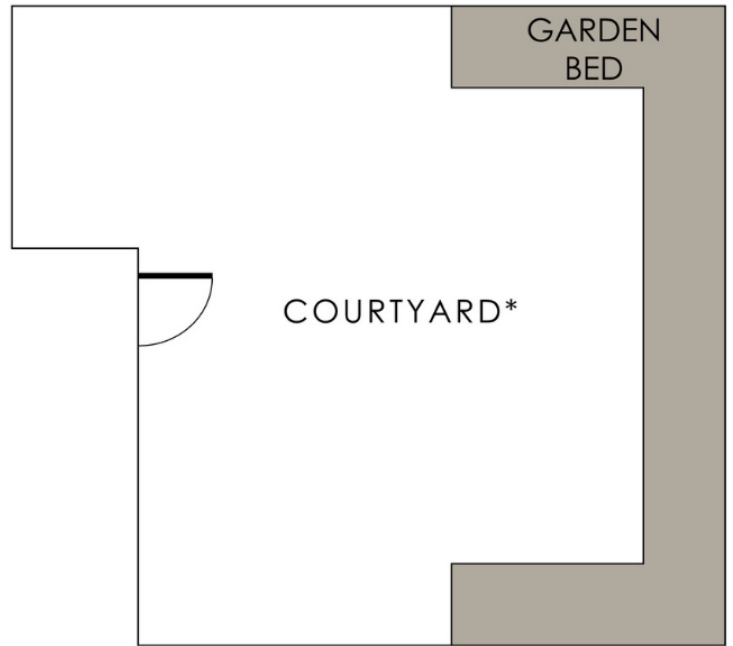
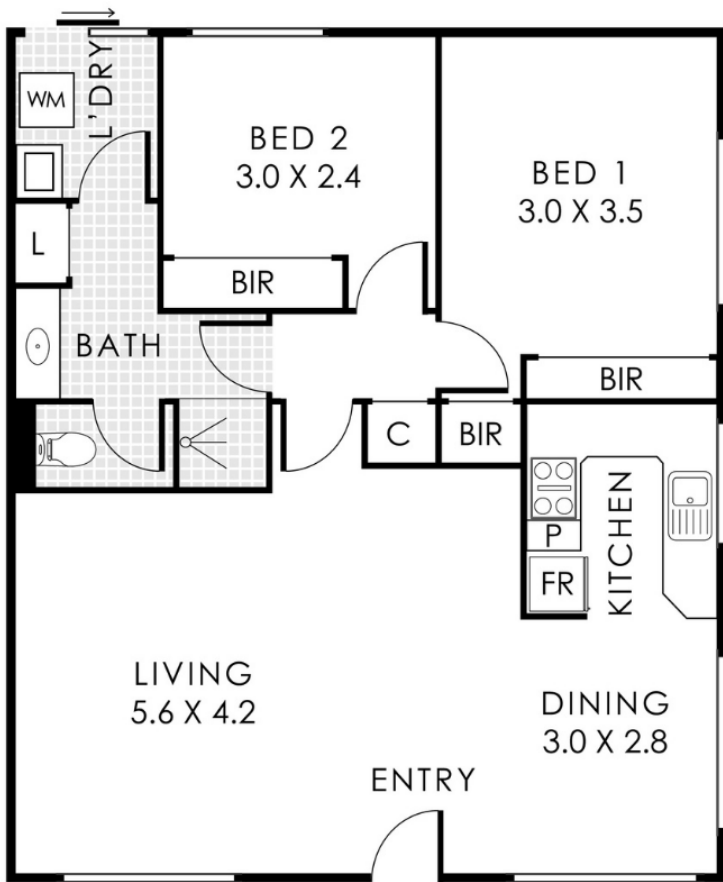
Tucked between the bustle of Subiaco and the tranquil shores of the Swan River, Shenton Park is one of Perth's most quietly coveted addresses — a suburb that feels genuinely peaceful without ever feeling remote. Known for its leafy streets, character homes, and abundant green spaces, it draws a diverse mix of families, professionals, and retirees who value a connected yet tranquil lifestyle. Academics and professionals are equally at home here, drawn by its proximity to UWA and the combination of inner-city convenience with established, tree-lined streetscapes.

Positioned approximately 5km southwest of the Perth CBD, the suburb's connectivity is a genuine drawcard. The Shenton Park Train Station on the Fremantle Line delivers direct access to both the Perth CBD and Fremantle, while several bus routes make commuting to nearby areas effortless. Kings Park, the Subiaco dining and shopping precinct, and Perth's western beaches are all within easy reach.

With 18 parks covering nearly 19.8% of its total area, green space is woven into the fabric of everyday life here. Housing spans a blend of heritage-listed homes, contemporary renovations, and modern townhouses, giving the suburb a character and warmth that newer developments simply can't replicate. For buyers seeking a long-term home in Perth's western corridor, Shenton Park remains one of the standout addresses in the region.







(NOT ACTUAL LOCATION)  
 (\*FOR EXCLUSIVE USE)

## 12/147 Derby Road, Shenton Park

Residence 77m<sup>2</sup>

Total Area 77m<sup>2</sup>



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cribcreative.com.au

## WHAT WE LOVE

Some properties make you choose between lifestyle and location. This one refuses to. Positioned directly across from the lush greenery of Rosalie Park, this beautifully maintained 2 bedroom, 1 bathroom unit delivers the energy of inner-city living wrapped in the calm of a leafy, park-side neighbourhood - and it does it without asking you to compromise on a single thing.

Parkville is a mid-century complex with genuine soul. In a world of cookie-cutter apartment towers, these 12 character-filled homes stand apart - intimate in scale, rich in personality and bathed in the kind of natural light that makes working from home feel less like a necessity and more like a privilege. When the afternoon sun floods the private courtyard, you won't be thinking about the office. You'll be thinking about who to invite first.

Step outside and Shenton Park's best is at your fingertips - an enviable selection of restaurants, cafes and bars all within easy reach. Or don't. The Uber Eats options from this address are, frankly, elite. Public transport is right on your doorstep should you need it and a dedicated undercover bay means you've got options either way.

If you've been searching for your first home but the thought of high-rise living makes you wince, consider the search over. This is low-maintenance, sun-soaked, park-front living - and there are only 11 neighbours lucky enough to share it with you.

## WHAT TO KNOW

- 77m2 Total strata area
- 77m2 Build area
- Year of build 1975
- Council Rates: Approx. \$1827.46 p/a
- Water Rates: Approx. \$1,095.78 p/a
- Strata Fees: Approx. \$945.20 p/q
- 2 Bedrooms with a/c split systems
- 1 Bathroom
- Built-in robes
- Full laundry
- Open-plan living, kitchen and dining
- Gabled ceiling to living area
- Large courtyard (exclusive use)
- Electric stove top
- Split system A/C to living
- Designated store-room



# Strata Snapshot



## Buyer Information Summary

**Scheme Address:** 145 Derby Road Shenton Park

**Lot and Strata Plan Number:** 12/3014

**Lot Unit Entitlement:** 1

**Total Lots in the property:** 12

**Strata Manager:** Oakfield **P:** 08 6355 5225 **E:** [yuana@oakfield.com.au](mailto:yuana@oakfield.com.au)

**Total Quarterly Strata Levies:** \$945.20

**Special Levies:** Nil

**Strata Funds Balance: Admin Fund:** \$23,795.13 | **Reserve Fund:** \$26,783.29

**Insurance:** Strata Community Insurance WRSC19003901

**Period of Insurance:** 17/08/2025 to 17/08/2026 at 4:00pm

**Pets Allowed:** Yes (within strata guidelines)

**Short-Term Letting:** Not Permitted

**Renovation Rules:** Allowed with approval

**Recent AGM Meeting Minutes:** Wednesday 20<sup>th</sup> May 2026 - Not yet available, previous minutes available

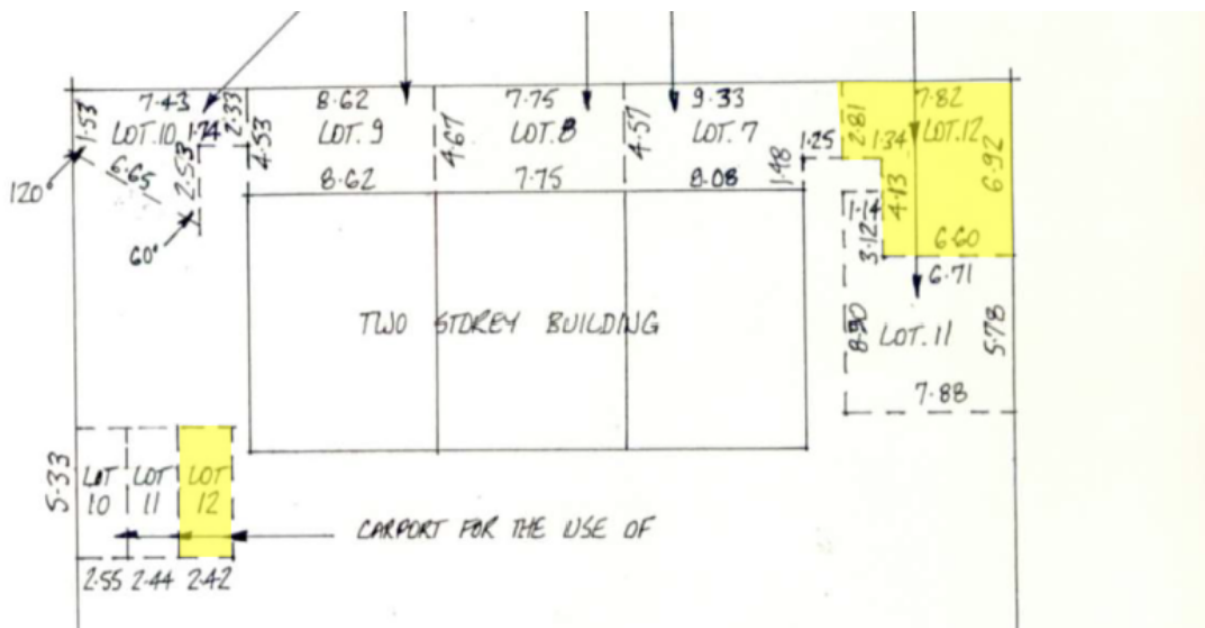
**Maintenance Plan:** Available

**Building Issues:** Nil

**Legal Disputes:** Nil

# Strata Plan Excerpts

## Ground Floor



## First Floor

|                           |                           |                           |
|---------------------------|---------------------------|---------------------------|
| 10<br>77.4 m <sup>2</sup> | 11<br>78.4 m <sup>2</sup> | 12<br>77.3 m <sup>2</sup> |
|---------------------------|---------------------------|---------------------------|

## PURCHASING

# PROCESS



### STEP ONE

Confirm your interest with the agent. They will then help you get on to the online platform where the offers are collected. This can be done during or after your inspection of the property.



### STEP TWO

Once you are on the RESO platform and ready to make your initial offer, you simply enter your offer details, including price, settlement period, finance conditions and any special conditions you would like included in your offer.



### STEP THREE

When you have entered your initial offers details the agent will reach out to you to discuss the current state of the campaign and will answer any questions you have about the process.



### STEP FOUR

If the property receives multiple offers to purchase, there will be a ranking of the offers based purely on price. This is done to give you some feedback on your offer in relation to the other offers and you will have an opportunity to revise your offer if you wish.

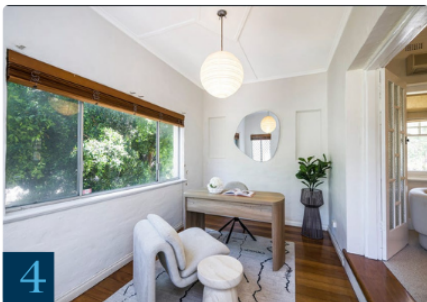


### STEP FIVE

At the Set Date, should your offer be competitive, the agent will prepare an offer and acceptance contract for you to sign. This offer and acceptance will be presented to the Seller for them to make their decision.

# Recent Sales

|   | Address                           | Bed | Bath | Car | Total Size | Date     | Price     |
|---|-----------------------------------|-----|------|-----|------------|----------|-----------|
| 1 | 24/40 Onslow Road                 | 2   | 2    | 2   | 131m2      | 05/03/26 | \$900,000 |
| 2 | 4/13 Currie Street Jolimont       | 2   | 1    | 1   | 64m2       | 23/03/26 | \$715,000 |
| 3 | 9/53 Stirling Highway<br>Nedlands | 2   | 1    | 1   | 84m2       | 11/11/25 | \$750,000 |
| 4 | 3/63 Stirling Highway<br>Nedlands | 2   | 1    | 2   | 86m2       | 18/12/25 | \$755,000 |
| 5 | 313/2 Wembley Court<br>Subiaco    | 2   | 2    | 2   | 123m2      | 23/03/26 | \$901,000 |
| 6 | 4/4 Loretto Street Subiaco        | 2   | 1    | 1   | 80m2       | 14/12/25 | \$832,500 |



Monday, May 25, 2026

To Whom it May Concern,

**Rental Appraisal for: 12/147 Derby Road Shenton Park**

This letter is to provide you with a rental appraisal for the above-mentioned property in Scarborough.

Due care has been taken to provide you with the most accurate estimate possible, based on our professional knowledge of the area, prevailing market conditions and recent letting of comparable properties in the area.

We would estimate the abovementioned property would rent for approximately \$650 - \$700 per week.

Although every care has been taken in arriving at this figure, we emphasise that it is an opinion only and should not be taken as a formal valuation.

Please do not hesitate to contact me if I can be of further assistance.

Kind Regards,



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0431 009 495  
Residential Sales Consultant



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