

Sold



53D Brighton Rd, Scarborough



## Stunning Executive Lock & Leave

Under Offer! Multiple Offers Received! Delighted Sellers, Happy Buyers!

As new, huge 4 bedroom (all King sized) 2 bath, 3 w/c high quality executive townhouse in a super handy location convenient walking distance to glorious coastline, local shops, cafes, public transport and schools.

This pristine 3 year young impressive 352 SQM residence is perfect for fussy buyers seeking a brand new home with big bedrooms, high quality finishes and ample living zones combined with a very low maintenance garden.

At the heart of the stylish home is a spacious open plan living zone incorporating a gleaming white stone-top kitchen, dining/meals and living that seamlessly flows onto the covered alfresco entertaining area. A separate activity/theatre room or home office adjoins the light filled front entry foyer.

An additional third living/TV room (perfect for an early morning coffee watching the sun rise) is located on the first floor together with 4 super-sized bedrooms and 2 fully tiled bathrooms-all are well separated for privacy.

Set at the rear within a small group of 4 there is ample peace & tranquillity combined with an abundance of easterly morning and warming north facing winter sunshine.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27666
<b>Floor Area</b>	352 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

Xceed Real Estate - Sales  
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**XCEED**   
REAL ESTATE

Based on replacement building cost this prime lock & leave residence represents excellent buying. Viewing is highly recommended!

For further details or to arrange a private viewing appointment please call Ian Fatharly on 0411 886 183.

## ACCOMMODATION

### Ground Floor

- \*Spacious tiled entry foyer incorporating the staircase and under stair storage
- \*Activity/theatre room
- \*Open plan kitchen/dining and family room featuring easy care porcelain tiled floor opening onto the covered alfresco area
- \*Quality fitted kitchen featuring stone bench-tops, double bowl sink, ample cupboard space, Smeg gas hotplates, glass splash-back, Smeg double oven and Bosch integrated dishwasher.
- \*Separate laundry with porcelain wash trough, built-in cupboards and external sliding door to external clothes drying area
- \*Powder room (3rd w/c with hand basin)

### First Floor

- \*Generous carpeted sitting/tv room
- \*King sized master bedroom incorporating mirrored door built-in robe, a separate walk-in robe and fully tiled ensuite bathroom featuring stone top vanity with twin basins.
- \*Bedrooms 2,3, and 4 all capable of accommodating King-sized beds with mirrored door built-in robes
- \*Main bathroom is fully tiled with stone top vanity and separate w/c

## OTHER FEATURES

- \*Quality constructed and finished to a high standard with large proportions and high ceilings throughout
- \*Large double garage with high opening door and rear alfresco access-perfect for additional party space. Will accommodate 2 large 4wd's with roof racks
- \*Low maintenance, established & reticulated garden
- \*Ducted reverse cycle air-conditioning throughout
- \*Under stair storage plus additional built-in cupboards
- \*Poured aggregate paving to driveway and around home
- \*Ducted vacuum system
- \*Covered alfresco area with ceiling fan

## AREA HIGHLIGHTS

- \*Easy walking distance (800m) to Brighton Beach, Scarborough Beach, restaurant precinct and Scarborough Beach public pool
- \*Close access to a selection of Perth's best surf beaches
- \*Various surfing spots within 10 minutes drive
- \*Ample cycleways up and down the coast for hours of scenic bike rides or walking
- \*Public transport only metres away
- \*Scarborough Sports and Community Club nearby
- \*Brighton Road Food Market, fish & chips and patisserie just a few minutes stroll away
- \*Within Scarborough Primary School catchment area-less than a 5 minute stroll
- \*Ample public transport to Churchlands Senior High School
- \*Surrounded by a selection of local and major shopping centres including Luna Shopping Centre, Karrinyup Shopping Centre and Westfield Innaloo
- \*Great choice of eating places up and down the coast
- \*Enjoy the various summer events at Scarborough beachfront
- \*Relaxed Scarborough coastal lifestyle with cool, fresh sea breezes

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