# 203 Holbeck Street, Doubleview

## Quality, Space and Value!

This stunning – and fully-renovated – 5 bedroom 3 bathroom two-storey residence is a rare find in Doubleview and offers exceptional modern living for all involved, nestled so close to bus stops, a plethora of local parklands and Scarborough Beach's recent multi-million-dollar foreshore transformation.

The lower level plays host to an expansive open-plan family, dining and kitchen area where sleek Hamptons-style cabinetry meets sparkling stone bench tops, a built-in storage pantry, a breakfast bar for casual meals and seamless outdoor access to an airy backyard with sprawling green lawn and a paved entertaining courtyard. Nearby, gorgeous double French doors reveal a carpeted theatre room – with a ceiling fan – that also works well as either a games or children's playroom, depending on your personal needs.

Upstairs, a sumptuous master-bedroom suite is the definite pick of the sleeping quarters and is super-generous in its proportions, boasting a striking feature wall, mirrored built-in wardrobes and a stylish ensuite bathroom with a shower, toilet and vanity. Two of the four minor bedrooms benefit from ceiling fans, whilst a classy main bathroom plays host to a large shower for good measure.

Making up the "third bathroom" space on the ground floor is a powder room

5 3 4 352m2

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 15881 |
| **Land Area** | 352 m2 |
| **Floor Area** | 226 m2 |

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and laundry area with an additional shower – perfect for washing up (or down) following a long day at the beach. Completing this spectacular package is a secure double lock-up garage with roller-door access to the rear, plus a handy internal shopper's entry door.

The word "convenient" is an understatement when considering this outstanding location, firmly entrenched within the sought-after Churchlands Senior High School catchment zone and sitting just minutes away from Doubleview Primary School, shopping at the exciting Karrinyup redevelopment and the soon-to-be-transformed Westfield Innaloo/Stirling complex, further public-transport options at Stirling Train Station, the freeway, sporting facilities, fantastic restaurants and our glorious coastline. What a brilliant buy!

Other features include, but are not limited to;

- $100,000 (approx.) renovation completed in late 2017, signed off by registered contractors with quality materials
- 15mm Woodpecker engineered oak floorboards with a 4mm-thick top (including custom work around the staircase)
- All new kitchen cabinetry, plus 40mm-thick stone bench tops with waterfall edges, a Blanco tap, granite sink, a 900mm cooktop-come-oven and a brand-new LG dishwasher
- New carpet to all bedrooms and downstairs living space
- Well-appointed bathrooms with larger 600mm x 600mm floor tiles, 300mm x 600mm wall tiles throughout, Grohe shower, mixer and tap ware fittings throughout and new vanities, toilet and glass throughout
- Upstairs linen/storage cupboard
- Separate upper-level toilet (next to main bathroom)
- Double-door verandah entrance
- Feature high skirting boards throughout
- Recently-replaced doors and handle fittings throughout (internally and externally)
- Ducted-evaporative air-conditioning throughout
- Split-system air-conditioning downstairs
- New feature LED down lighting throughout
- Quality blind fittings
- Custom and reinforced void glass panel and stainless-steel stair railing
- Quality tinting to all upstairs windows
- CrimSafe screens and security film on all downstairs windows (approximately $5,000 worth)
- Custom-fitting flyscreens to master-bedroom windows
- Instantaneous gas hot-water system
- Lush front lawns
- Fully-reticulated throughout – including gardens
- Ample driveway parking space
- 352sqm (approx.) total land size
- 226sqm (approx.) of house area
- 454sqm (approx.) total lot size
- Built in 2009
- Council Rates - $2,300.00 p.a. (approx.)
- No hidden/shared strata costs or approvals

- Planning approval complete to add a future patio out back

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*