

Sold



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 bedrooms 3 bathrooms 4 car spaces 352 m²

Price	SOLD
Property Type	Residential
Property ID	15881
Land Area	352 m ²
Floor Area	226 m ²

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

Xceed Real Estate - Coastal
3 Hasler Road Herdsman, WA, 6017
Australia
08 9207 2088

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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

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