

Sold

## 6 Sonia St, Scarborough



### Coastal & Quirky!

Architecturally designed by Chris Hazebrook and built to a very high standard. When it comes to contemporary coastal living, this impressive 3 bedroom 2 bathroom residence truly is a street-front special in sought-after South Scarborough. Nestled on an intimate street in between the sprawling Butlers Reserve and another local park – next door to the buzzing Doric Street food and coffee strip.

A host of subtle features throughout the residence help remind you just how close to the glorious surf and sand you actually are, from the balustrade etchings to the various colours and materials utilised in the property's construction. Secure pin-code access to the front gate ensures overall peace of mind, whilst also enclosing a lovely front-yard lawn area with a gorgeous palm tree, plenty of shade, an Everdure gas barbecue and a sunken and protected courtyard for sitting, relaxing and unwinding.

Double doors reveal direct access from that front courtyard, into a sunken open-plan dining, kitchen and living area downstairs that plays host to splendid tree-lined inland views across the park to the west, a gas bayonet for heating, split-system air-conditioning, three skylights (to a feature high-ceilinging area) and a separate set of double doors – extending out to a private north-facing rear drying courtyard. Two further sets of double doors extend entertaining out to a paved central courtyard with two shade sails – and wraparound access to the back drying area.

3 2 2 402 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28159
<b>Land Area</b>	402 m2
<b>Floor Area</b>	161 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

The quality kitchen itself is well-equipped with sparkling granite bench tops, stainless-steel splashbacks, double sinks, a walk-in pantry, an Electrolux range hood, a five-burner Smeg gas cooktop/oven and a stainless-steel LG dishwasher. Also on the ground level are the minor sleeping quarters where a carpeted second bedroom features split-system air-conditioning and built-in wardrobe and storage options. The third bedroom comprises of a high angled ceiling, split-system air-conditioning, built-in robes/storage and access out to its own quiet and intimate rear sitting courtyard, whilst a light, bright and stylish main bathroom features a bathtub, separate shower and under-vanity storage.

Upstairs, you will feel those sensual sea breezes further by opening up your very own Juliet balcony, that also reveal magical coastal sunsets via double doors off the spacious light-filled master suite. There, another tree-lined park aspect complements split-system air-conditioning, a fitted “his and hers” walk-in robe and an airy ensuite with a huge shower, a bubbling spa bath, a toilet, twin vanities and more lush green views. Also up here is a carpeted adjacent study with stylish light fittings and its own amazing parkland outlook.

This unique property is firmly entrenched within the catchment zones for both Wembley Downs Primary School and Churchlands Senior High School, also finding itself perfectly positioned very close to public transport, community sporting clubs, the Westfield Innaloo and (new-look) Karrinyup Shopping Centres, local shopping villages, the revamped Scarborough Beach esplanade, beautiful Brighton Beach, the Peasholm Dog Beach and other top educational facilities – Hale School, Newman College, the International School of Western Australia and St Mary's Anglican Girls' School included. Make no mistake about it – this is one of a kind!

Other features include, but are not limited to;

- 20 Solar panels
- Wooden floors
- Second study
- Security-alarm system
- CCTV security cameras
- Shadow-line ceiling cornices
- Tall feature skirting boards
- Clipsal Saturn Series light switches
- A/V intercom system
- Instantaneous gas hot-water system
- Outdoor power points

- Reticulation
- Two rainwater tanks
- Remote-controlled double lock-up garage
- Lock-up side storeroom
- 15-Amp circuit for a welder and a built-in air compressor with hard lines
- External parking bay - perfect for a boat!
- Leafy palm-tree frontage
- European-style laundry
- Separate 2nd toilet
- Ample built-in hallway storage downstairs
- Under-stair storeroom/cellar
- Footsteps away from the lovely Butlers Reserve

*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.*