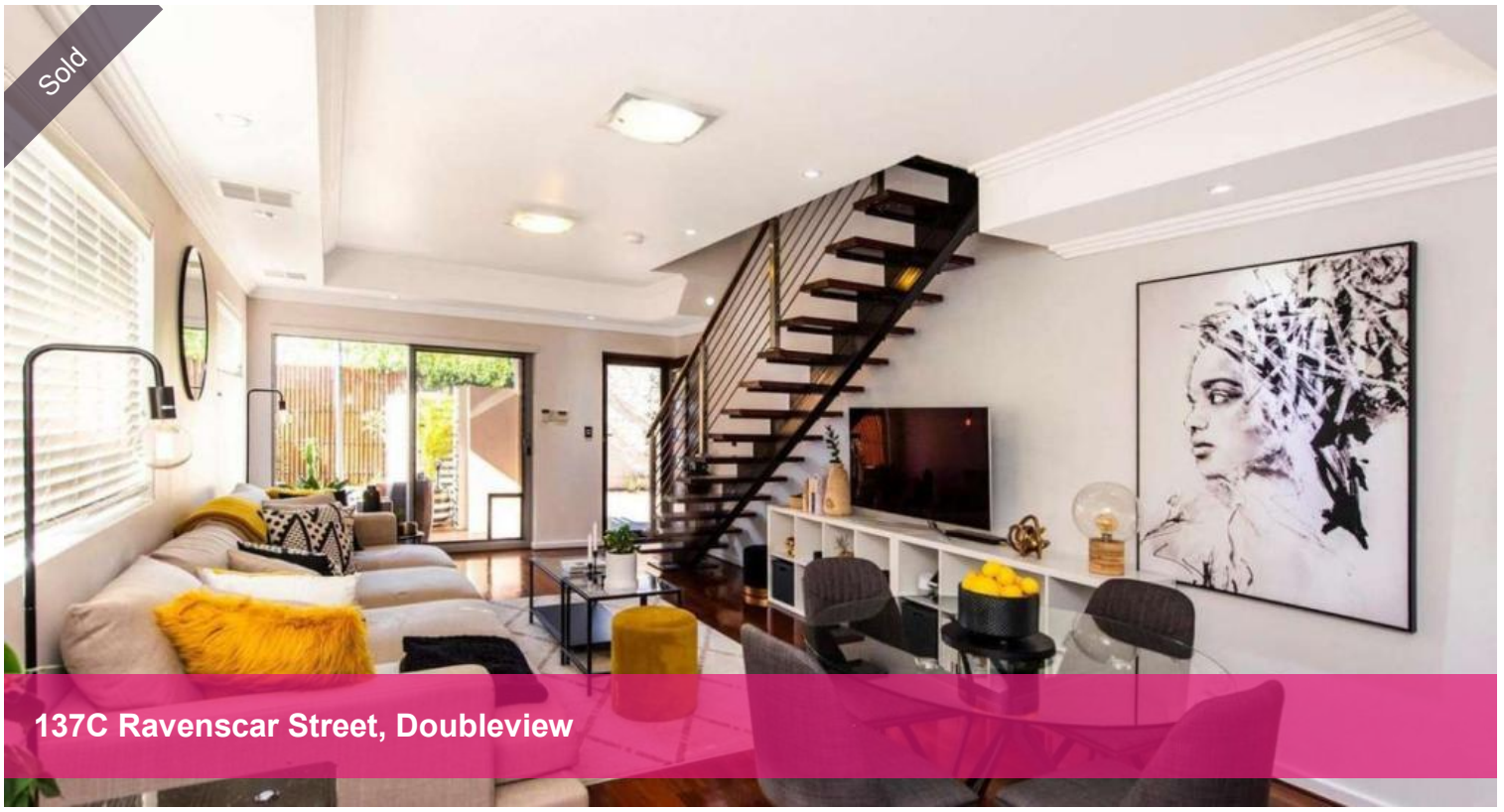







Convenient Lifestyle & Perfect Location

3 2 2 272m2

HOME OPEN CANCELLED
Experience the epitome of style and convenience with this remarkable 3-bedroom townhouse nestled in the heart of Doubleview.

Radiating sophistication, this bright and airy home offers a low-maintenance lifestyle, allowing you to lock up and leave, while indulging in the finest features. With generously proportioned bedrooms, a delightful outdoor courtyard, ducted reverse cycle air conditioning, and an enviable location, this property is the ultimate convenient sanctuary.

THE FEATURES YOU WILL LOVE
• Kitchen with stainless steel appliances, black fittings, black granite benchtops and glass splashback adds to the contemporary style.
• Solid timber, metal with stainless steel railing staircase takes you upstairs to spacious bedrooms and loads of storage with large three panel frosted sliding glass door storage in the passage.
• Three sizeable bedrooms with a king master bedroom and built-in mirror sliding door wardrobe in all bedrooms
• Two bathrooms, including an ensuite in the master bedroom, are all fitted with solid black granite vanity countertops and some matching black fittings, enhancing the modern look
• Ducted reverse cycle air conditioning for year-round comfort
• Polished timber floorboards in the living areas throughout to the kitchen, with plush carpet in the bedrooms

Price	SOLD for $735,000
Property Type	Residential
Property ID	29129
Land Area	272 m2
Floor Area	152 m2

Agent Details

Janet Yeap - 0452 018 118

Office Details

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

XCEED REAL ESTATE

• Laundry provides shopper door entry into the house from the secure garage
• Convenient separate guest toilet off the laundy on the lower level
• Enhanced security with an alarm system and crimsafe security screens
• Open plan living flowing seamlessly to a decked courtyard, with additional storage space in the side yard
• The garden features beautifully lined bamboo screening, creating a zen outlook
• Double lock-up garage with storage nook
• Spacious private driveway with ample room for your boat and potentially park up to 3 more cars
• Side entry to the courtyard from the front, providing even more storage options
• Rear townhouse within a small complex of only three residences
• Gas hot water system for efficient energy usage

THE LIFESTYLE YOU WILL LIVE
Brilliantly located in a vibrant area which is all about convenience and lifestyle! Just moments away from Scarborough beach, local lush parks, excellent schools, public transports, as well as a vibrant cafés (along Sackville Terrace & Scarborough Beach Rd), restaurant scene also shopping centres, you'll relish in the best of both worlds. There are 10 restaurants within easy walking distance and a plethora of entertaining options nearby. Stroll to Sackville Terrace, then catch the bus down to Scarborough Beach foreshore and Sunset Markets. Prepare to be amazed by the ideal blend of tranquility and accessibility that awaits you here. It truly is an impressive find!

Distance (APPROX):
130m Nearest Bus Stop (Scakville Terrace)
500m Bradley Reserve
650m Newborough Primary School
1.3km The Corner Dairy/Hilltop Shopping Precinct
1.6km Karrinyup Shopping Centre
1.9km ISWA (International School of Western Australia)
2.4km Primewest Gwelup
2.9km Westfield Innaloo
3km Mitchell Freeway/Stirling Train Station
3.5km Scarborough Beach Foreshore
3.7km St.Marys Anglican Girls School
4.1km Churchlands Senior High School
4.4km Hale School
5.7km Carine Senior High School

DETAILS:
• Council Rates: $2,078 PA
• Water Rates: $1,435 PA
• No strata fees, ensuring cost-effective living
• Currently rented until 11th December 2023 at $680PW, offering investment potential

Experience the perfect blend of style, comfort, and location with Doubleview Delight. Don't miss out on this incredible opportunity. Contact Janet Yeap today!

Disclaimer:

Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

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.