


# Lot 1, 8 Albemarle Street, Scarborough

## Parkside Luxury - Brand New Designer Home

Enjoy a little luxury every day in this brand-new, designer home. With an idyllic parkside location, proximity to the coast and fantastic local shops on its doorstep, you'll want to move quickly to secure it.

Crafted from quality imported materials, the four-bedroom, three-bathroom street-front residence has been finished to a superb standard. Its contemporary façade of rendered and feature brick, timber panelling and high entry doors also includes a double lock-up garage and exposed aggregate paving.

Step inside, and you'll soon see that no stone has been left unturned. On the lower level, find a beautifully-appointed guest suite with a semi-ensuite bathroom, fully tiled with a semi-frameless rain shower and floating vanity, and a separate powder room accessible from the hallway. An impressive amount of internal storage space in the laundry, hallways, garage and under the stairs will keep everything in its place, and the handy shoe cupboard by the entry will ensure your glossy timber floors are well-cared for.

Expansive double-glazed windows and doors, and soaring shadow-line ceilings, create an airy sense of spaciousness and flow. The hallway opens into a vast open-plan living area, incorporating internal dining and a luxury kitchen. Here, find a suite of stainless steel Bosch appliances, stone benchtops, integrated microwave and under-mounted twin sinks with chic black tapware. Under-bench and overhead cabinets, soft-closing drawers and the double pantry provide all the storage you could possibly need!

Take your entertaining outside to the jarrah-decked alfresco under the home's main roof, via the oversized glass sliding door. Alternatively, enjoy time with your family and guests upstairs in the home's second living area - an enormous light-filled room fitted with a built-in bar/kitchenette, perfect for creating your favourite cocktails to enjoy outside with balmy ocean breezes on the balcony.

4 3 2

| | |
|---|---|
| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 29374 |

### Agent Details

Janet Yeap - 0452 018 118
Ken Yan - 0488 886 698

### Office Details

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

XCEED REAL ESTATE

Also street-facing, with a leafy outlook over Disbrey Park, the luxurious main bedroom suite provides a haven you'll appreciate returning to every day. The huge picture window invites abundant light into the room, where you'll find a customised walk-in robe and resort-style ensuite. To the rear, bedrooms two and three are generously proportioned, with extensive built-in robes and room for a study desk. They share a deluxe, fully tiled family bathroom with an indulgent deep bathtub, semi-frameless shower and floating vanity.

The Lifestyle You Will Live
The location is one of the suburb's best, just 1.6km from the coast and moments from fantastic cafes and shopping amenities. Within minutes you'll be enjoying the sand, surf and sunshine at Scarborough Beach, sunset markets and endless dining options.

Doubleview and Wembley Downs Primary Schools are within walking distance, and premium schools, including Hale, Newman College and St Mary's, are all easily accessible. Stroll across the road and park to Doric Street and General Public cafes, the local deli, newsagent, hair salon and physio/pilates.

The Opportunity You Will Love
Four bedrooms, 3 bathrooms (2 ensuites), plus powder
2 separate WC
Digital keypad front entry, plus security gate
Solid timber flooring to both levels
Masses of internal storage
Stone benchtops throughout
High ceilings with shadow line cornices
Extensive laminate and tile wall-cladding
Feature wall in the living/dining area
Chic black hardware and tapware throughout + brushed gunmetal black laundry & kitchen sink
Stainless steel Bosch appliances, including electric oven, gas cooktop, WiFi rangehood and dishwasher
Integrated Frankie microwave oven
Double garage with sectional door, rear access, shoppers' entry and storage
Jarrah-decked alfresco under the main roof
Built-in bar/kitchenette with drawers and under-mounted sink
Minimalist easy-care gardens
Fully tiled wet areas
Internal alarm system
Ducted reverse-cycle air conditioning
Split system A/C in the lower living area
Instantaneous gas hot water system
Double-glazed doors and windows with fly mesh

Contact Paul Matthews on 0418 422 772 or Janet Yeap on 0452 018 118, to register your interest in this spectacular residence.

Location (approx. distances):
Opposite Disbrey Park
105m to local shops and cafes

300m to Butler's Reserve
1km to Brighton Road Food Market and cafes
2.1km to Churchlands SHS and Hale School
1.2km to International School of WA
1.2km to Doubleview Primary
870m to The Downs IGA
2.4km to Scarborough Beach foreshore
2.6km to Westfield Innaloo
3.7km to Karrinyup Shopping Centre
2.3km to Jackadder Lake Reserve

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 accurate.

*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.*