

309A Scarborough Beach Road, Woodlands







Coastal Lifestyle Beckons

This contemporary villa, constructed in 2014, stands prominently along the street yet faces away from Scarborough Beach Road. Offering a convenient lifestyle, it comprises 3 bedrooms and 2 bathrooms, catering to those seeking minimal upkeep. With virtually no garden to tend to, you can confidently embark on extended holidays without fretting over neglected plants or lawns. The interconnected living/dining area and kitchen seamlessly flow into the paved courtyard, ideal for hosting gatherings. Additionally, the property features an extra car bay secured behind an aluminum gate, complete with an alarm system for added peace of mind. For those in search of effortless living in an ideal location, your quest ends here! Positioned within a 15-minute drive from Perth CBD and just 7 minutes from the picturesque Scarborough Beach, this immaculate street-front villa ticks all the boxes. Whether you're a first-time buyer, a young family, a busy professional, a FIFO worker looking for a 'lock and leave' option, a savvy investor, or downsizing, you'll find solace in this lock and leave living without compromising on lifestyle opportunities.

THE FEATURES YOU WILL LOVE
• 3 bedrooms with built-in-robe
• 2 bathroom
• Open plan living/dining room adjoining kitchen opens out to the paved courtyard
• Stone benchtop with quality stainless steel appliances
• Alarm system

3 2 2

Price	SOLD
Property Type	Residential
Property ID	29933

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

• Lock up garage
• Landscaped and reticulated gardens
• Reverse cycle air-conditioning
• Gas hot water system
• Ceramic tiles throughout living area for easy clean
• Sizeable courtyard
• Quality fittings and fixtures

LIFESTYLE YOU WILL LOVE:
Immerse in the local lifestyle with amenities such as Osborne Park shopping strip, shopping malls, Cinemas (Events & Hoyts), cafes, restaurants or have a night out at multiple bar venues. So many options! Only a short stroll separates this terrific home from the luscious lawns of Jackadder Lake Reserve, Millett Park and Lot Six Zero cafe. In close proximity to bus stops which takes you one bus ride down to the city and Stirling train station. Easy access into Mitchell Freeway allowing for a short trip into the CBD.

LOCAL SCHOOL CATCHMENT:
• Woodlands Primary School
• Churchland Senior High School

Amazing Private School:
• St.Dominic Primary School
• St.John's Primary School
• St.Mary's Anglican Girls School
• Hale School
• Newman College
• ISWA (International School of WA)

LOCATION PERKS (approx distance):
• 23m - Bus stop to city
• 550m - Dunn & Walton, The Corner Dairy and St.Brigid's Bar
• 700m - Cup & Co cafe
• 950m - Lot Six Zero cafe
• 1.2km - Westfield Innaloo
• 2.9km - Stirling train station
• 3.1km - Karrinyup Shopping Centre
• 3.3km - Scarborough Beach
• 10km - Perth CBD

DETAILS:
Water Rates $1,204.73 per annum (approx)
Council Rates $1,879.842 per annum
Land Area 190 sqm
Build Area 183 sqm
Strata/ Insurance $296.87 per quarter

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