







EXCEPTIONAL COASTAL CHARM

2 1 1 205m2

Indulge in stylish, coastal living in this gorgeous two-bedroom, one bathroom villa mere footsteps from Butler's reserve, local cafes and restaurants, Brighton shops and the vibrant Scarborough Beach Esplanade and coastline.

Tucked off the street in tranquil Corina Gardens in a complex of eight, this bright and contemporary villa sits in an enviable pocket of South Scarborough, boasting sunlit spaces with the warmth of timber flooring, modern features and fabulous outdoor areas. The perfect abode for first-home buyers, downsizers, professional couple or investor seeking a property in one of Perth's most iconic coastal suburbs.

A spacious light and bright living area greets you on entry while the open plan kitchen and casual dining areas provide a gorgeous focal point of the home, with sliding doors opening to the exterior. You'll love the paved outdoor areas, perfect for lazy summer days relaxing in the privacy of your own courtyard, with raised beds of Bougainvillea and Agave plants adding a colourful, coastal touch. Enjoy alfresco meals under the shade of your pergola, BBQ's and entertaining friends and with another separate raised courtyard under the canopy of a mature palm, you'll feel like you're on holiday everyday living here.

Both bedrooms offer the convenience of built-in robes with the main bedroom enjoying its own sliding door access to the front deck of the home. Open your doors in the warmer months and easily extend your living zones, taking

Price	SOLD for $720,000
Property Type	Residential
Property ID	30752
Land Area	205 m2
Floor Area	75 m2

Agent Details

Office Details

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advantage of the coastal breeze or another private outdoor space to unwind with enough space for garden furniture.

Further features include split system air-conditioning, single carport with extra parking for visitors, lock up storage room, decked area at front of the home, side gate access and secure colour bond fencing at the rear, with a solid brick wall enclosing the property, ensuring your privacy.

Stroll to nearby Doric St precinct cafes and restaurants or Skol/Drift Kitchen for your morning coffee with dining options aplenty. Enjoy the convenience of local Brighton Food Mart on your doorstep and with Peasholm dog beach, Brighton beach, Scarborough Esplanade and 50m pool all just 2km away, summertime sunset markets, bars, gyms, yoga studios and entertainment options offer a sensational, coastal lifestyle of choice. A fantastic home to enter the Scarborough property market, this is an opportunity you do not want to miss!

For expressions of interest, please contact Alana Nelson on alana@xceedre.com.au or call 0438 280 004

Property Features
Two bedrooms, both with built in robes
Main bedroom with sliding doors to outdoor deck
Modern bathroom with floor to ceiling tiles, glass shower screen
Open plan kitchen/casual dining areas opening to exterior
Well-appointed, bright kitchen with built in oven, ample benchtops double sink, electric stovetop
Timber flooring, pendant lights in bedrooms
Split system air conditioning and skylight in living room
Outdoor deck and patio area
Shaded front deck
Paved outdoor courtyard/pergola with limestone wall, raised beds
Another separate sunny courtyard
Small storage room
Separate laundry with shelving, outdoor access
Single carport plus visitor parking

Location (approx. distances)
Butlers Reserve 350m
Doric St Precinct 500m
(General Public, Doric St Kitchen,
The Secret Italian, Doric St Minimart)
Skol/Drift Kitchen 550m
Brighton Food Market 1.0km
Scarborough Beach/Esplanade/Pool 2.7km
Scarborough Primary School 1.3km
Hale School 2.2km
Churchland's Senior High School 3.1km
Newman College 3.6km
Innaloo Shopping Centre 3.7km
Karrinyup Shopping Centre 4.5km
Osborne Park 5.4km

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