







Peaceful Oasis Meets Coastal Living: Your Dream Retreat Awaits!

Looking to secure your slice of the sought-after Scarborough property market? This charming villa, located in the highly desirable South of Scarborough, offers an incredible opportunity for first home buyers, downsizers, or savvy investors. Only 600m from the iconic Brighton & Scarborough Beach, this corner unit boasts lush gardens, and a peaceful setting, tucked away from the Kay Street.

Nestled within "Kay Gardens," a well-maintained strata complex of just 12 villas, this home offers the ultimate convenience of a coastal lifestyle. You'll be within walking distance to local cafes for your morning coffee, restaurant options aplenty, and shops, with Scarborough Beach Esplanade just minutes away. Enjoy easy access to the beaches and Scarborough Esplanade, and the 50m pool, all within 1.4km. Embrace the vibrant coastal lifestyle with sunset markets, bars, gyms, yoga & pilate studios, and entertainment options nearby.

This move-in-ready home offers a well-designed layout, providing both functionality and comfort. The inviting living area is strategically separated from the open-concept kitchen and dining space, ensuring cooking aromas and noise are kept at bay. The bright and airy bedrooms include built-in robes to the main bedroom, offering generous storage and an open feel. A separate laundry, complete with more storage, an additional WC and convenient external access, enhances the home's practicality. Outside, you'll

2 1 1 75m2

Price	SOLD for $680,000
Property Type	Residential
Property ID	30901
Land Area	75 m2
Floor Area	75 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

find a spacious alfresco area accessible through a private side entrance from the front courtyard. Whether hosting summer barbecues or savoring a morning coffee, this serene outdoor retreat is perfect for all occasions.

The Lifestyle:
Perfectly positioned in a vibrant coastal community, this location invites you to enjoy leisurely strolls to Brighton Road, Calais Road, and Doric Street, where a variety of popular cafes and restaurants await. Everyday essentials are within reach with the Brighton Food Market and Coles Scarborough just moments away. Take advantage of the close proximity to Peasholm Dog Beach, Brighton Beach, and the bustling Scarborough Esplanade. For an active lifestyle, explore the 50m pool and nearby gyms and yoga studios, or unwind at the summer sunset markets, trendy bars, and diverse entertainment options. Embrace the best of coastal living at your doorstep!

The Oportunity:
• Fresh new carpet in both bedrooms and living area
• Two well-sized bedrooms, with built-in robes in the main bedroom
• Plantation shutters throughout all windows
• Security screens fitted on most windows and doors
• Recently painted bathroom featuring a bathtub and separate toilet
• Open plan kitchen and dining area
• Light and bright kitchen with plenty cupboard space, double sink and modern appliances
• Reverse cycle air-conditioning plus thermo sealed batts for insulation.
• Lush garden with a paved outdoor courtyard, offering side access to the communal garden
• Separate laundry and WC with more storage space and outdoor access
• Single carport plus visitor parking
• Low strata fees

The Location (aprox distance):
450m to Colin Ventnor Reserve
600m to Brighton Beach
800m to Scarborough Primary School
850m to Butlers Reserve
750m to Calais Road Precinct (Skol, Drift Kitchen, Il Locale Pizzeria, Bodega)
900m to Brighton Road Precinct (Brighton Food Market, Bakery, Driphouse Coffee)
1.2km to Doric Street Precinct (General Public, Doric Street Kitchen, The Secret Italian)
1.4km to Coles Scarborough
1.4km to Peasholm Dog Beach
1.7km to Scarborough Beach, Esplanade, and Pool
3.1km to Hale School
4.1km to Churchlands Senior High School
4.1km to Karrinyup Shopping Centre
4.3km to Newman College
4.3km to Innaloo Shopping Centre

Seize the opportunity to enter the highly desirable Scarborough coastal market. Don't miss out on this fantastic opportunity!

Contact Janet Yeap from Xceed Real Estate on 0452 018 118 to book your

viewing today.

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