







QUIET COASTAL UNIT – NO STRATA FEES!

An enviable coastal life is yours in this beautifully presented two-bedroom, one-bathroom unit in desirable Scarborough, just footsteps from Doric St. cafes, restaurants, leafy parks, Scarborough Esplanade, outdoor pool, coastline and sunset markets.

Set back from the road in a quiet, well-maintained complex of three, this spacious, beautifully presented villa may enjoy a tranquil position, yet its location places it in the very heart of South Scarborough's best offerings. Boasting an interior 84m2 footprint bathed in natural light, this villa is designed for both relaxation and functional living, with a spacious open-plan family, dining, and kitchen area creating a welcoming, central family hub.

The bright, well-appointed kitchen overlooks the garden and features everything the modern chef requires with stainless steel appliances, built-in oven, a gas stovetop and pantry. From the casual meals area, sliding doors open to a paved, sunny pergola, a gorgeous retreat ideal for alfresco dining while outside features raised beds, and a citrus tree, with a small section of lawn for the little ones or family pets, plus plenty of space for outdoor furniture and garden pots. A lovely, private sanctuary tucked away from the hustle and bustle!

Both bedrooms are of a generous size, the main featuring sliding mirrored robes, the second with built-in robes and a modern bathroom with a bath servicing both rooms. This is the perfect lock and leave home, well cared for

2 1 1 243m2

Price	SOLD for $711,000
Property Type	Residential
Property ID	31019
Land Area	243 m2
Floor Area	84 m2

Agent Details

Office Details

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

and simply move-in ready, awaiting its next lucky residents.

An easy stroll for your morning coffee/weekend breakfasts at General Public Food Co. or Doric St. Kitchen and Café is less than a 10-minute walk from home. Drift Kitchen/Skol is also nearby and with The Downs Shopping Centre plus beautiful Stewart Park with playground just moments away, you have everything close to home.

Enjoy proximity to Karrinyup Shopping Centre with its world-class shopping, dining and entertainment options, with Osborne Park's retail outlets just 10 mins away, with several quality schools all within easy reach. Scarborough Sports Centre is just down the road and with Brighton and Peasholm beaches, vibrant Scarborough foreshore and sunset markets striking distance from your front door, you truly are immersed in a lifestyle of abundance here!

With no body corporate and strata fees only to cover your insurance, take advantage of this exceptional opportunity today - perfect for downsizers, a professional couple, a small family or astute investor. For expressions of interest, please contact Alana Nelson on alana@xceedre.com.au or call 0438 280 004

Property Features:
Two bedrooms, main bedroom with sliding, mirrored robes
Second bedroom with built-in robes
One contemporary bathroom with bath, glass shower screen
Open-plan living, kitchen and family meals area
Bright, modern kitchen featuring built-in oven, stainless steel appliances, pantry, gas stovetop
Generous-sized main bedroom with sliding mirrored robes
Ducted, reverse cycle air-conditioning
Security Alarm System
Bathed in natural light
Sliding doors from family meals area to exterior
Separate laundry with sliding doors to exterior access
Sunny, paved patio with pergola roof – alfresco area with spotlight
Established garden beds, small lawn area with citrus tree
Side gate access

Location (approx. distances)
Stewart Park 130m
Doric St Precinct
(General Public, Doric St Café and Kitchen,
The Secret Italian, Doric St Minimart) 500m
Skol/Drift Kitchen 900m
Brighton Food Market 1.1km
The Downs Shopping Centre 1.3km
Scarborough Beach/Esplanade/Pool 2.5km
Scarborough Primary School 1.4km
Hale School 2.2km
Scarborough Sports Club 2.5km
Churchland's Senior High School 3.2km
Newman College 3.6km
Innaloo Shopping Centre 3.2km
Karrinyup Shopping Centre 3.8km

Osborne Park 4.9km

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