



**5, 15 Dover Road, Scarborough**



## Effortless Coastal Living

Embrace the Scarborough lifestyle in this beautifully presented 2-bedroom, 1-bathroom villa, just moments from the beach. Perfectly positioned in a quiet, well-maintained group of 8, this home offers the ideal balance of low-maintenance living and coastal convenience. Located in sought after South Scarborough this home is just minutes from the iconic Scarborough Beach, trendy cafés, bars, and Brighton Road Food Market.

Step inside to discover a light-filled, open-plan layout where the kitchen, living, and dining spaces blend effortlessly, enhanced by soaring raked ceilings, stylish new hybrid flooring, and premium fixtures and fittings. The renovated kitchen offers breakfast bar, modern appliances, plenty of bench space and storage, making meal preparation a breeze, while the adjoining living area invites you to relax and unwind in comfort. Expansive glass sliding doors flood the interior with natural light, amplifying the home's fresh, airy ambience.

Both bedrooms are generously sized featuring new carpets, built in robes and designed with comfort in mind, complemented by a central bathroom with modern finishes. Outside, a private paved courtyard surrounded by low maintenance gardens, provides the perfect space for morning coffee, weekend barbecues, or simply enjoying the sea breeze after a stroll along the coast.

Conveniently located in South Scarborough and close to all local amenities,

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### Price

OFFERS FROM  
\$789,000

### Property Type

Residential

**Property ID** 32091

### Agent Details

Hamish Laidlaw - 0417 971 528

### Office Details

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

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REAL ESTATE

Brighton Road Food Market, Skol bar, Scarborough Beach esplanade, top schools and a variety of cafes and restaurants. Whether you're a first-home buyer, downsizer, or investor, this property offers a rare opportunity to secure your place in one of Perth's most desirable beachside suburbs.

Features;

- 2 bedrooms with built in robes
- 1 modern bathroom
- New hybrid flooring
- New carpets in bedrooms
- Separate laundry
- Open plan kitchen, living and dining
- Modern kitchen
- High raked ceiling in living area
- Modern light fixtures and fittings
- 2x Reverse cycle air-conditioning systems
- Paved courtyard
- Low maintenance gardens
- 1 covered car bay
- Quiet and well-maintained group of 8 villas
- Visitor parking

Approximate Distance to;

- 280m- Colin Ventnor Reserve
- 450m- Skol
- 500m- Scarborough Primary School
- 550m- Brighton Road Food Market
- 1.2km- The Esplanade Scarborough
- 2.9km- Hale School
- 3.6km- Churchlands Senior High School
- 3.7km- St Marys Anglican Girls School
- 3.8km- Karrinyup Shopping Centre

Water Rates- \$1,234.00 p/a approx.

Council Rates- \$1,608.00 p/a approx.

Strata Fees- \$725.00 p/q approx.

*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.*