

Sold



Unit 3, 276 West Coast Highway, Scarborough



## BAM & It's Under Contract!

This impressively-revamped 2 bedroom 1 bathroom villa commandingly sits at the front of a charming seaside complex of only seven other residences and is nestled within walking distance of popular Brighton Beach and the newly-developed Scarborough Beach food and entertainment hub on The Esplanade – making it the perfect coastal downsizer for all involved.

Once inside the security and privacy of a gated driveway entrance into the complex, there are two additional gates that access the property's sunken and spacious entertaining courtyard – one off the side footpath and another overlooking the shady common lawns.

An airy open-plan living, dining and kitchen area welcomes you internally, with double doors allowing for a seamless indoor-outdoor integration between the main hub and courtyard itself.

Both bedrooms find themselves adjacent to the living space, including a larger master that is infused by natural sunlight and boasts a ceiling fan, split-system air-conditioning and its own double courtyard doors – ideal for letting the sensual sea breezes filter through if left open.

Making the most of the floor space on offer is a quality bathroom-come-laundry that has been impeccably renovated to include twin stone-vanity basins, a shower, separate toilet and direct courtyard access to the drying area.

Just a short stroll away from cafes, restaurants, nightspots and the newly-opened Scarborough Beach Pool for the public, this stylish modern home

2 1 1

**Price**

**SOLD**

**Property Type**

Residential

**Property ID**

7587

### Agent Details

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could not be any better positioned. What an absolute gem!

Other features include, but are not limited to;

- Quality easy-care flooring throughout
- Open-plan living and dining area with a ceiling fan, gas-bayonet heating and stylish light fittings
- Intimate kitchen setting, featuring sparkling stone bench tops, tiled splashbacks and stainless-steel range-hood, oven and gas cooktop appliances
- Ceiling fan in 2<sup>nd</sup> bedroom
- Two side-by-side double linen presses
- Ocean glimpses from within the huge external courtyard
- Feature skirting boards
- Outdoor power points
- Security screens and doors throughout
- Allocated single carport bay
- Security-alarm system
- Gas hot-water system
- Reticulated low-maintenance gardens
- Keypad access to main electric complex gate
- Ample visitor-parking space on the front complex verge
- Only eight (8) units in the entire complex
- Close to a plethora of local parks and reserves, including Deanmore Square beside Scarborough Primary School
- Minutes away from the Brighton Road Food Market and Peasholm Dog Beach
- Easy access to the exciting Karrinyup Shopping Centre redevelopment, bike paths, walking trails, public and private golf courses, St Mary's Anglican Girls' School and other top public and private educational facilities
- Great provision of public transport

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