

1/45 Dover Road, Scarborough, WA 6019



Sold Villa

Saturday, 17 February 2024

1/45 Dover Road, Scarborough, WA 6019

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 292 m2

Type: Villa



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Contact agent

SET DATE SALE - All Offers Presented Wednesday 21st February 2024.(owners reserves the right to sell prior without notice)All Offers Presented.Perfectly positioned opposite scenic parklands in the coveted South Scarborough area, this elevated villa is a standout with its above-average size and stylish features throughout. Set at the front of a small and well-maintained group of three villas, and offering three bedrooms, one bathroom, modern living spaces, and a to die for outdoor entertaining area - this is a must see for first home buyers, investors, and downsizers alike.As you enter, the main living area welcomes you with a light and bright atmosphere, complemented by a soothing neutral colour palette. Natural light pours in from windows on either side, while the charming brickwork adds warmth to the space. Comfortable living is ensured all year round with a ceiling fan, split system air conditioning unit, carpet flooring, and downlighting throughout.The neat and tidy walk-through kitchen features wrap-around cupboards and breakfast bar, tiled splash back, good-sized pantry, double stainless-steel sink, gas cooktop, and built-in oven. Seamlessly connected to the dining area, everyday meals and entertaining are effortlessly stylish with views of the courtyard and easy access through sliding doors.Step out to the serene courtyard, boasting a stone-paved alfresco under an expansive pitched patio. Surrounded by beautiful gardens and frangipani trees, and complete with an astro turf grassed area and veggie garden. This stunning courtyard also provides tranquil parkland views while ensuring ample privacy.The modern master bedroom is a light-filled retreat and features floor-to-ceiling windows overlooking the courtyard, triple built-in robes, accented black hardware, a ceiling fan, split system air-conditioning unit, and a feature sliding barn door leading into the semi en-suite.The semi en-suite includes a separate bathtub, tiled shower with dual shower heads, neat vanity with ample storage and towel drying rack, expansive mirror, and separate WC. The bright minor bedrooms are well-sized with built-in robes and carpet flooring.The desirable Scarborough lifestyle that comes with this home is enhanced by its proximity to Colin Ventnor Reserve just across the road, and the nearby Brighton Beach and Scarborough Foreshore approx. 850m away, plus shops, schools, popular cafes, restaurants and more local gems for you to discover.What we love -- sought-after South Scarborough locale, in an elevated position with views towards Colin Ventnor Reserve.- street front villa in a small group of three villas offering a low maintenance, lock and leave lifestyle.- freestanding home with no common walls and full wrap around courtyard from the carport and through the spacious drying area.- stylish living room filled with an abundance of natural light and carpet flooring with additional space for a study nook.- functional kitchen with ample storage, breakfast bar, double sink, gas cooktop, built-in oven and bright window overlooking the courtyard.- dining area with timber-look flooring, ceiling fan and sliding door access through to the paved courtyard.- spacious courtyard with a very generous pitched patio/pergola constructed with colourbond and established gardens.- all bedrooms include carpets and built in robes with the generous main boasting split system air con and large windows overlooking courtyard.- semi en-suite bathroom with dual access, offering separate bath, standalone shower, and neat vanity unit.- tiled laundry with separate outdoor access to private drying courtyard and separate toilet.- single carport with tandem parking for two cars comfortably, lockable storeroom and room for a garden shed.What to know -- be confident, the sellers want their property SOLD. They have made it available for all buyer's circumstances and requested all offers be presented to find the next lucky owner.- main features of the home include living, dining and kitchen, spacious courtyard with patio, 3 bedrooms, semi en-suite bathroom, 1 toilet, laundry, single carport, and lockable storeroom.- the property was built around 1987 with a land area of approx. 292sqm, building area of approx. 105sqm not including carport or storeroom and is situated in the City of Stirling- fantastic investment opportunity with estimated rental return of around \$700-\$750 per week.- self managed strata group of 3 with common strata insurance only.- extras include 2x split system air conditioners, new gas storage hot water system and alarm system.Who to talk to -- to find out more about this property or to register your interest contact Gareth Drummond on 0417 969 473 or email gdrummond@realmark.com.au