

# 1/46 Pearl Parade, Scarborough, WA 6019



## House For Sale

Saturday, 13 April 2024

1/46 Pearl Parade, Scarborough, WA 6019

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: House



Cina Ghiassi

## END DATE SALE - 29TH APRIL (UNLESS SOLD PRIOR)

Cina Ghiassi Presents...Tucked away in a quiet complex, this well-positioned ground-floor unit enjoys the desirable lifestyle that Scarborough offers. Simply move in and enjoy everything this location has to offer. Upon entering the property, the combined kitchen and living space on entry is what sets the tone for comfort & relaxation. The living area features a spit air conditioning unit, ceiling skylight, and fan. The kitchen features a gas cooktop, exhaust fan, gas bayonet, ample cabinetry & tiled splash back to the ceiling. There are 2 pleasant bedrooms, both with security screens and ceiling fans. The master has 2 built-in mirrored robes, allowing your bed to be placed in the middle. The bathroom features floor-to-ceiling tiling, glass screen shower, stone bench top & toilet. The uniqueness of this property is evident with its massive patio area, which privately wraps around your unit. The patio area features a large storage shed, installed wooden bench & paved throughout. An incredibly spacious, yet low-maintenance living quarter you & your guest will adore. The complex has a private laundry area for the residence, or if more suitable... There's a placement for a washer/dryer under the sink. A wonderful opportunity for a First Home Buyer, downsizers, or Investor looking to buy in a highly sought-after area. Close proximately to most amenities, especially within walking distance to the beach, schools, parks, shops, cafes, modern Scarborough beachfront precinct and renovated Karrinyup Shopping Centre. Don't miss out and contact the team at C Realty before it's too late. Property Features: • Open-plan kitchen, lounge, and dining room • Master features 2 built-in mirrored robes • Massive private Patio area • Spit air conditioning unit • Ceiling skylight and fan • Security screens window • Large garden/storage shed • Private parking bay • Strata \$570 p/q • Rental return \$450+ p/w • Vacant & ready to be moved into Location: • 150m Closest Public Transport • 500m The Porch Cafe • 550m Abbett Park • 600m Scarborough Sports & Community Club • 900m Newborough Rainer Reserve • 950m Deanmore Primary School • 1km Scarborough Beach • 1.3km Coles (Scarborough) • 1.8km St Mary's Anglican Girls' School • 2.5km Karrinyup Shopping Centre • 12.5km Perth CBD All offers will be presented first come, first serve till the 29th of April. Price guides have been instructed to be shared only at the viewings. Please also note the sellers have reserved the right to accept an offer before the end date sale. Contact Cina Ghiassi TODAY for more information. P: 0411 809 708 E: cina@crealty.com.au Feel Free To Connect On Social Media For More Upcoming Listings & Off-Market Opportunities: Facebook: [www.facebook.com/c.realty.au](https://www.facebook.com/c.realty.au) Instagram: [www.instagram.com/c.realty.au](https://www.instagram.com/c.realty.au) Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.