

**115 Holbeck Street, Doubleview, WA 6018**

**Townhouse For Sale**

Thursday, 13 June 2024

115 Holbeck Street, Doubleview, WA 6018

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 332 m2**

**Type: Townhouse**



Eon Dyson

0432923820

## Presenting All Offers

Impressively renovated throughout and enjoying a commanding front position behind automatic security gates, this elevated 4 bedroom 2 bathroom two-storey residence will pleasantly surprise you with its three separate living zones and overall practicality of its floor plan - all in a wonderful location close to everything you could ever want or need. The front yard is also gated for peace of mind, with low-maintenance artificial turf ideal for both kids and pets to make use of. The splendid tree-lined views to Perth's rolling hills from here are simply an added bonus. Easy-care timber-look floors grace a welcoming front lounge room where a pleasant leafy outlook meets a Daikin split-system air-conditioning unit, as well as a gas bayonet for heating. There is also a powder room downstairs, with the carpeted fourth bedroom doubling as a study and benefitting from its own lush green window outlook. The open-plan family, dining and kitchen area is where most of your casual time will be spent and has its own gas bayonet to help counter the winter chill. The modern kitchen itself oozes style in the form of sparkling stone bench tops, double sinks, tiled splashbacks, a microwave nook, a storage pantry, a range hood, a stainless-steel five-burner Asko gas cooktop, a Siemens oven and a sleek white Bosch dishwasher for good measure. Upstairs, a carpeted retreat/sitting area essentially triples personal living options and extends out to a covered front balcony where city glimpses through the trees are accompanied by a stunning blend of sweeping hill and inland vistas. All three bedrooms up here are carpeted for comfort, inclusive of a huge master suite with its own city skyline, ceiling fan, large walk-in wardrobe and a private ensuite bathroom - over-sized shower, vanity, toilet, heat lamps and all. Off the family room, the bulk of your entertaining will be done under the protection of a shade sail, within the serenity of a delightful paved rear courtyard. Custom benched seating here is a plus, as is a side gate to effortlessly access the front yard with. This unique home is enviably perched within the optional intake areas for the highly-regarded Carine Senior High School and Churchlands Senior High School, with Newborough Primary School only walking distance away and other excellent educational facilities - St Dominic's Primary School, Newman College, Hale School and St Mary's Anglican Girls' School included - also within a very handy radius. A stone's throw of food and coffee options along both Sackville Terrace and nearby Scarborough Beach Road (including Little Sisto around the corner) only adds to the appeal of a sought-after "lock-up-and-leave" lifestyle, with bus stops, lush local parks, the International School of Western Australia, beautiful Scarborough Beach and new-look Karrinyup Shopping Centre all just minutes away in their own right. In addition, the convenience of the freeway, Stirling Train Station and more shopping at Primewest Gwelup and Westfield Innaloo are all within a very close proximity, as well. If flexibility and convenience are what you seek, then this one has your name written all over it! Other features include, but are not limited to;

- Remote-controlled double driveway access gates - also openable via pin-code
- Wood-look floors to the main lower-level living area also
- 2nd upstairs bedroom with a fan, built-in robe, corner computer desk and a tree-lined hill and inland view combination
- 3rd upper-level bedroom with a BIR, fan and a lovely inland aspect to wake up to
- Separate bath and shower to the main upstairs bathroom
- Separate downstairs laundry with access to the entertaining/drying courtyard
- Separate 3rd toilet upstairs
- Under-stair storage
- Upstairs linen press
- Daikin ducted reverse-cycle air-conditioning system upstairs
- Security-alarm system
- Feature skirting boards
- Foxtel connectivity
- Security doors and screens
- Gas hot-water system
- Low-maintenance gardens
- Remote-controlled double lock-up garage with a storage area and internal shopper's entry
- Built in 2001 (approx.)

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters