

**116 Newborough Street, Karrinyup, WA 6018**



**Sold House**

Tuesday, 22 August 2023

116 Newborough Street, Karrinyup, WA 6018

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 726 m2**

**Type: House**

**\$1,264,000**

What we love A spacious 726sqm (approx.) block stunningly backing on to the sprawling Deanmore Duke Reserve is the fitting setting for this original 3 bedroom, 1 bathroom brick-and-tile home. To be sold "as is", the current dwelling requires some tender loving care before you either live in it or rent it out whilst planning what your next move will be. The generous land on offer also benefits from exciting sub-division potential if you wanted to follow that path, with lush parkland views virtually guaranteed. Location-wise, this prime parkside position is pretty impressive and sits just strolling distance away from Deanmore Primary School, Our Lady of Good Counsel School, Karrinyup Leisure Centre and even the wonderful community sporting facilities at Abbett Park, with St Mary's Anglican Girls' School and the magnificent new-look Karrinyup Shopping Centre also both nearby. The likes of public transport, the freeway, picturesque Lake Gwelup, cafes, restaurants, pristine natural bushland and the beautiful beaches of Trigg and Scarborough are also within close proximity – and don't forget about the short commute to Churchlands Senior High School, Hale School, Newman College and both public and private golf courses. Discover your dream lifestyle here, no matter what you decide to do.

What to know A sunken front lounge room off the entry is overlooked by a carpeted dining area that, via double doors, reveals an adjacent carpeted study space. Next to it all lies a kitchen with low-maintenance flooring, and a breakfast bar for casual meals. All three bedrooms are carpeted and are of a decent size, including a front third bedroom with full-height mirrored built-in wardrobes and a large front master with the same. There is a practical bathroom with a separate bath and shower, whilst the laundry has a separate toilet and leads outside to the rear verandah and patio area – all overlooking a massive backyard with gated side driveway access, and a large double garage-come-workshop. Unlock your vision and seize the moment – this is an opportunity like no other.

Who to talk to To find out more about this property you can contact agent Shirley Heslip on 0437 515 011.

Main features

- 3 bedrooms, 1 bathroom
- Backing on to the stunning Deanmore Duke Reserve
- Sunken front lounge room
- Adjacent dining area and kitchen
- Study area
- Massive backyard with a large double garage/workshop
- Gated side driveway access to the rear
- Large 726sqm (approx.) block with lovely parkland views
- Exciting sub-division potential