

# 12/36 Pearl Parade, Scarborough, WA 6019



## Apartment For Sale

Friday, 14 June 2024

12/36 Pearl Parade, Scarborough, WA 6019

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Rob Walker  
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## ALL OFFERS BY WED 26TH JUNE

This modern, second-floor, one-bedroom apartment is perfectly positioned in a small, exclusive complex of just 14, built in 2016. The apartment's design and quality finishes make it a standout choice for those seeking a comfortable and stylish living space. The open-plan dining and living area is bathed in natural light, creating an inviting atmosphere perfect for relaxation and entertainment. The contemporary kitchen features a sleek stone benchtop, induction cooktop, electric oven, and elegant glass splashback. The dining/living area extends seamlessly to the balcony, offering lovely, elevated views to the East. It's the perfect spot to enjoy your morning coffee while basking in the sunshine. Located just a short walk from the vibrant Scarborough Beach esplanade, this apartment offers access to an array of restaurants, cafes, shops, and the Scarborough Beach Pool. Enjoy one of Perth's best surf and swimming beaches just moments from your doorstep.

**THE PROPERTY:**\* Generously sized bedroom with mirrored built-in robe.\* Ensuite bathroom.\* European-style laundry.\* Split system a/c.\* Secure gated entry with video intercom.\* Undercover parking for one car.\* Storage room.\* Small complex of 14, built in 2016 with a modern aesthetic.\* Second floor apt, 40sqm living + 10sqm balcony; ground floor car space (13sqm) & store (4 sqm), total = 67sqm.\* Strata Fees: Admin \$540 per qtr, Reserve \$30 per qtr.

**THE LOCATION:**\* 500m to Abbett Park Reserve.\* 500m to Trigg Bushland walk trails.\* 800m to the Scarborough Esplanade precinct with restaurants, bars and more.\* 850m to your nearest beach track for a surf and swim.\* 2.3km to Karrinyup Shopping Centre precinct.

All offers by Wednesday 26th June - 4pm, seller reserves the right to sell prior. Please call exclusive listing agents Rob Walker on 0410 144 211 or Tom Walker on 0450 911 298 for more details. Disclaimer: Whilst every care has been taken with the preparation of the details contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.