

125 Princess Road, Doubleview, WA 6018

EDISON **McGRATH**

House For Sale

Wednesday, 17 April 2024

125 Princess Road, Doubleview, WA 6018

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 847 m2

Type: House



Richard Clucas

0400412824

All offers by Wednesday 1st May, 12pm

All offers by Wednesday 1st May, 12pm (the seller reserves the right to accept an offer prior to this date) The Opportunity: As you step through the double gates of 125 Princess Road, you are welcomed by a striking 5-bedroom, 2-bathroom home that seamlessly combines late 1960s character with traditional family living and a modern flair. Set on an 847sqm green title block, this grand residence sits proudly amid flourishing gardens adorned with lush lawn and a variety of fruit trees, an expansive swimming pool, and multiple outdoor entertaining spaces including a private alfresco courtyard. The character-filled interior features modern comforts while still retaining its unique charm, equipped with original Jarrah flooring and ornate cornices. Nestled in a family-friendly neighbourhood, it's conveniently close to local schools, Jackadder Lake Reserve, and amenities like Woodlands Shopping Centre, offering an ideal mix of recreation and accessibility. Beyond the formal dining and sun-drenched living room, complete with shutters, a feature stone wall, and a cosy fireplace, lies a heartfelt kitchen space equipped with modern appliances for your culinary adventures. The ground floor houses three well-appointed bedrooms, each offering views of the back garden or patio access, alongside a family bathroom with bath and separate shower. Ascending the wooden staircase reveals an airy second living area leading to a balcony with views over the extensive pool area and back garden. This level also hosts two additional bedrooms sharing a bathroom, completing the private upstairs retreat. With its spacious living areas, enchanting outdoor settings, and close proximity to essential amenities; this home stands ready to host, and help you create new and cherished memories. The Features: OVERALL • Built in 1969 • 847sqm green title block • Street front • Original Jarrah flooring • Instantaneous gas hot water system OUTDOOR • Huge reticulated front garden with grass and easy care plants • Decked alfresco courtyard with shade sails and close kitchen access • Back exterior with expansive pool and pool slide, grass, frangipani tree and fruit trees • Single car garage with additional storeroom • Side access to rear with carport parking for 2 cars • Additional driveway parking GROUND FLOOR • Formal dining room with garden views • Formal living room with feature stone wall and fireplace • Kitchen with overhead cabinetry and wine rack, double door pantry and island bench • 900mm SMEG gas cooktop and electric oven and a dishwasher • Bedroom 1 with ceiling fan and built-in cupboards opening to patio • Bedrooms 2 & 3 with built-in robes and garden view • Main bathroom with shower and bath with separate toilet FIRST FLOOR • Second living area with split system air-conditioning opening to decked balcony • Bedrooms 4 & 5 with split system air-conditioning, built in robes and access to balcony • Bathroom with timber bench tops, vessel sink, shower and separate toilet The Lifestyle: • 290m Bus Stop • 800m Woodlands Primary School (catchment) • 1.0km Woodlands Shopping Precinct/3 Sheets on the Lake • 1.1km Jackadder Lake Reserve • 1.9km Churchlands Senior High School (catchment) • 2.1km Hale School • 3.9km Scarborough Beach Foreshore • 4.1km Freeway/Stirling Train Station • 4.4km Karrinyup Shopping Centre • 5.6km St Mary's Anglican Girls' School The Outgoings: • Water Rates: \$1,419.47 per annum • Council Rates: \$2,050.64 per annum Contact Richard Clucas TODAY for more information: P: 0400 412 824 E: richard@edisonmcgrath.com.au Disclaimer - Whilst every care has been taken in the preparation of this advertisement, prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. The sellers or the agent hold no responsibility for inaccuracies within this advertisement.