

143B Grand Promenade, Doubleview, WA 6018

EDISON **McGRATH**

House For Sale

Monday, 20 May 2024

143B Grand Promenade, Doubleview, WA 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 407 m2

Type: House



Richard Clucas

0400412824

From \$889,000

The Opportunity: Low maintenance, privacy, and convenience are the hallmarks of 143B Grand Promenade. Built to last, this robust double brick home offers a quiet retreat with double-glazed windows and gated entry. The home boasts a renovated kitchen and bathroom, along with low maintenance outdoor spaces, allowing you to maximise your downtime relaxing and entertaining with family and friends. Located across the road from Grand Indich Park and within close proximity of Karrinyup Shopping Centre, local cafes, and essential transport links, this home places comfort and amenities right at your doorstep. Inside, the house showcases a meticulously renovated kitchen that your home chef will adore. Equipped with stone benchtops, a subway tile splashback, and dual electric ovens, hosting will feel effortless. The open plan kitchen and dining area open onto a private, paved alfresco with a misting system, perfect for year-round entertainment. The accommodation includes three well-appointed bedrooms, each featuring built-in robes and ceiling fans, while the master suite provides direct access to both the alfresco and main bathroom. The home is completed by a renovated dual-purpose laundry and a second bathroom, both outfitted with modern fixtures and floor-to-ceiling tiling. 143B Grand Promenade offers a ready-to-enjoy home with the best of Doubleview at your fingertips. From its low-maintenance gardens featuring passionfruit vines, avocado, and orange trees to the convenience of a double garage and extra storage. The prime location enables you to leave the car at home, with Newborough Primary School, fantastic restaurants, and Scarborough Beach all within walking distance.

The Features:

- Double brick and tile construction
- Open plan kitchen and dining with sliding doors to alfresco
- Renovated kitchen with stone benchtops, subway tile splashback, upper and lower cabinetry, walk-in pantry and built-in Merbau bench
- 900mm 6-burner Bosch gas cooktop, double Bosch pyrolytic oven and Bosch dishwasher
- Living room with split system air-conditioning and bay window
- Bedroom 1 with direct access to ensuite/main bathroom, split system air-conditioning, ceiling fan, 2x double door robes and access to alfresco
- Ensuite/main bathroom with shower, bath and toilet
- Bedrooms 2 & 3 with built-in robes and ceiling fans
- Renovated laundry/second bathroom with floor to ceiling tiling, deep overhead mirror storage cabinet, stone benchtop, rainwater showerhead and separate toilet
- Undercover paved alfresco with outdoor misting system and festoon lighting
- Reticulated front and rear gardens with grass, passionfruit vine, avocado tree and orange tree
- Double garage and storeroom
- Instantaneous gas hot water system
- Double glazed windows
- Hybrid flooring in living areas
- Gas bayonets in dining and living room

The Lifestyle:

- 20m Grand Indich Park
- 119m Bus Stop
- 350m Little Sisto Coffee Shop
- 800m Newborough Primary School (catchment)
- 1.5km Karrinyup Shopping Centre
- 2.3km Scarborough Beach Foreshore
- 4.4km Churchlands Senior High School (catchment)
- 4.6km Freeway/Stirling Train Station

The Outgoings:

- Water Rates: \$1,364.02 per annum
- Council Rates: \$1,964.72 per annum

Contact Richard Clucas TODAY for more information: P: 0400 412 824E: richard@edisonmcgrath.com.au

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