

**15 Ilmenite Lane, Scarborough, WA 6019**

***Force***

**Sold House**

Thursday, 17 August 2023

15 Ilmenite Lane, Scarborough, WA 6019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



John De Leo

0894884111

**\$950,000**

**\*\* NOW UNDER OFFER - MULTIPLE OFFERS!** Keen buyers missed out on this one so if your considering selling, please call me to discuss first. **\*\*Welcome to this private and modern Survey-Strata home situated in the sought after South Scarborough area and just minutes from our stunning coastline. Quality built, this light and bright single level 3x2 home will certainly impress you and would be ideally suited for both owner occupiers and investors. The current tenants are keen to stay and are on a periodic lease, rental amount is \$720pw. If a low maintenance lifestyle with a super convenient location is on your list then look no further than this gorgeous property. Spacious living includes a front theatre or lounge room, open plan tiled family area with a generous sized kitchen and meals. The lovely gourmet kitchen has Caesarstone benchtops, dishwasher, pantry, gas cooktops, plenty of storage, glass splashbacks and breakfast bar seating options. All bedrooms have robes with the main suite located away from the minor two bedrooms and having a generous sized walk in robe. The ensuite bathroom features double basins, lots of bench space, stylish open shower and a separate toilet while the family bathroom has a bathtub. Comfort is paramount with ducted reverse cycle air conditioning and Batts roof insulation. There is a security alarm system for peace of mind, quality LED lighting throughout, linen cupboard and another storage cupboard. Outdoors is a real treat with alfresco paved entertaining area, side gate access, gas hot water system, reticulated gardens and a secure pedestrian gate with walkway access to Deanmore Rd. The double auto garage is spacious and caters for extra storage and there is access to both the alfresco and internally. Oozing quality and style throughout with neutral tones and an abundance of natural light, this immaculate home will attract plenty of interest so be quick to come and have a viewing. Walking distance to the beach, Scarborough Primary School just down the road, Brighton Road's vibrant shops & cafes, various other stores and takeaway choices and all that the newly revamped Scarborough precinct has to offer. For more information or to book a private inspection please contact John De Leo, 0407 472 155, Force Real Estate. Features Include: 3 bedrooms - all with robes 2 bathrooms 2 toilets Stone benchtops Theatre/lounge Family room Spacious meals area Deluxe kitchen Quality floor tiling and carpets Security alarm Linen and storage cupboards Reverse cycle ducted and zoned air conditioning Batts roof insulation Separate laundry with good storage Gas instant hot water Alfresco entertaining area Double auto garage with extra storage area Secure pedestrian walk-in entry next to 143a Deanmore Road Drive in access via Ilmenite Lane Easy care gardens with reticulation No Strata Fees - Separate Building Insurance Survey-Strata Lot - 351sqm Council Rates: \$2048pa Water Rates: \$1241pa Built: 2015 Lease: Periodic Rental Return: \$720pw**