

**160 Ewen Street, Doubleview, WA 6018**



**House For Sale**

Thursday, 15 February 2024

160 Ewen Street, Doubleview, WA 6018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



Russell Dohmen  
0415276839

## UNDER OFFER

Nestled on a large 728sqm (approx.) block with R30 zoning and exciting duplex/subdivision potential stca, this solid 3 bedroom 1 bathroom character home can easily be either lived in or rented out until you plan what your next move will be - with a total modern renovation or brand-new build both definitely on the cards. Having only ever had the one owner across several decades, the existing house is in good condition for your own personal modern touches to be added to it. High ceilings with charming original detailing combine with timber skirting boards to help preserve the residence's original nostalgia of yesteryear. Before you even step foot inside though, you will be impressed by the splendid ocean views to Rottneest Island from your very own front yard - surely even more prevalent should you ever build up to a second storey in the near future. Beyond the entry terrace - the perfect place to sit, relax and watch the world pass you by - lies a large carpeted front living room with split-system air-conditioning and a built-in retro-style bar with storage. There is also space for a study within the room's walls, if you are that way inclined. Double doors lead into a central kitchen with low-maintenance timber-look flooring, a double storage pantry and a Westinghouse electric-upright cooker, as well as access to a slate-floor laundry and a huge carpeted open-plan family and dining area - complete with split-system air-conditioning, a ceiling fan and a pleasant vista across the backyard. The laundry opens out to a spacious rear entertaining courtyard and pergola, with the expansive yard leaving more than enough room for a swimming pool down the track, should you decide to stay put. There is also ample parking space along the side driveway that leads down to a single lock-up garage at the rear - with a roller door for added security. The potential of private right-of-way access via the back laneway shouldn't be underestimated either and opens up a world of possibilities for future development. Stroll to Doubleview Primary School and the International School of Western Australia from here, as well as bus stops, delightful Bennett Park and the Doubleview Bowling Club. Other nearby educational facilities include Holy Rosary School, Hale School, Newman College and Churchlands Senior High School, with cafes, restaurants, the new-look Scarborough Beach esplanade and outstanding shopping centres - including the stunning \$800-million Karrinyup revamp and Westfield Innaloo in the opposite direction - all nearby and only a matter of minutes away in their own right. Unlock the hidden value of this classic gem and seize a unique opportunity to put your own stamp on things, before someone else does! Other features include, but are not limited to;

- Potential to retain original home and subdivide the rear block (stca). Zoned R30
- Huge carpeted front master-bedroom retreat with built-in wardrobes and views to Rottneest Island
- Carpeted 2nd bedroom with built-in robes
- Carpeted 3rd bedroom with built-in storage
- Practical bathroom with a shower, separate bathtub, heat lamps and a feature terrazzo flooring
- Separate toilet, with outdoor access to the rear
- Linen press
- Electric security roller shutters to the front living-room and master-bedroom windows
- Security doors and screens
- Electric hot-water system
- Reticulation

**Disclaimer:** All mention of sub-division is subject to council approval and we strongly advise discussing this with the City of Stirling prior to making an offer. There is an in wall AC unit that is not in working order behind the artwork on the front living room. This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Property is being sold as is. The seller reserves the right to accept an offer at anytime without giving notice.