

**168a Alice Street, Doubleview, WA 6018**

**EDISON McGRATH**

**House For Sale**

Thursday, 13 June 2024

**168a Alice Street, Doubleview, WA 6018**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Richard Clucas

0400412824

## UNDER OFFER!!

The Opportunity: Wake up to elevated panoramic city views at 168A Alice Street, a residence designed to capture natural light and offer privacy. This home boasts stunning vistas, secure outdoor spaces, and effective separation between its two levels. Conveniently located, it's just moments from vibrant cafes like Little Sisto, essential amenities, and a short drive to Scarborough Beach and Stirling Train Station. The home's focal point is the upper floor's open-plan kitchen and living area, with large east-facing windows that flood the space with natural light. The kitchen, a delight for any cook, features a free-standing island bench, stylish pendant lights and ample storage. The adjoining private balcony offers impressive city views-perfect for enjoying the sunrise with a coffee. The master bedroom on this floor includes shuttered windows and an ensuite with a walk-in rainwater showerhead. Downstairs, two sizeable bedrooms provide privacy with one of the bedrooms having direct access to the secure outdoor area, ideal for relaxation or play. Additional comforts include a double garage with shoppers' entry, plenty of storage and split system air-conditioning in the upstairs living and master bedroom. Whether you're soaking up the city lights from your balcony or heading out to nearby bars and restaurants, this low-maintenance home places you at the heart of a welcoming community.

The Features:

- 262sqm Survey Strata block
- Double brick and Colourbond construction
- Upstairs open plan kitchen, dining and living area with ceiling fan and tiled balcony with city views
- Kitchen with tiled splashback, overhead and under bench cabinetry, double door pantry, free standing island bench and pendant lights
- 5 burner Blanco gas cooktop, 900mm Blanco oven and Emilia dishwasher
- Large east facing windows on upper level
- Bedroom 1 upstairs with ensuite, split system air-conditioning, triple sliding robe, shutters and pendant light
- Ensuite with walk-in shower with niche and rainwater showerhead and separate toilet with sink above
- Bedroom 2 downstairs with sliding robe and feature ceiling fan
- Bedroom 3 downstairs with sliding robe and access to back garden through sliding doors
- Main bathroom with shower, separate bath and separate toilet
- Engineered timber flooring upstairs and hybrid downstairs
- Alarm system
- Reticulated rear garden and enclosed front yard with misting system
- Under stair storage and additional linen cupboards
- Double garage with shoppers' entry

The Lifestyle:

- 233m Bus Stop
- 350m Little Sisto
- 400m Hancock Playground
- 500m Newborough Primary School (catchment)
- 2.3km Karringup Shopping Centre
- 2.8km Scarborough Beach Foreshore
- 3.4km St Mary's Anglican Girls School
- 3.9km Freeway/Stirling Train Station
- 4.0km Hale School
- 4.1km Churchlands Senior High School (catchment)

The Outgoings:

- Water Rates: \$1,549.03 per annum
- Council Rates: \$2,789.80 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.