

**194 Duke Street, Scarborough, WA 6019**



**House For Sale**

Friday, 9 February 2024

194 Duke Street, Scarborough, WA 6019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 693 m2**

**Type: House**



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## MARKET PREVIEW

Welcome to 194 Duke Street, an elevated property with immense potential in the heart of Scarborough. This beautifully presented original home presents a unique opportunity for those seeking a duplex potential property with the added advantage of backing onto the charming Seaton Lane.

**THE PROPERTY:**

- \* **Retain and Build Potential:** With a large 693sqm block and R30 zoning, there is the opportunity to retain the existing structure while exploring the potential for additional construction. Subject to WAPC and Council approvals.
- \* **Renovation Potential:** Embrace the chance to transform this classic original home. The property offers renovation potential, allowing you to customise the space according to your preferences.
- \* **Original Family Home:** The existing structure features three bedrooms, one bathroom, a light and bright kitchen, dining area, and a large living space. The charm is preserved in the original wooden floorboards which provide a unique character to the home. The property offers a large backyard with paving, a brick garage, and plenty of driveway parking.
- \* **Prime Location:** The property enjoys the convenience of proximity to Scarborough and Brighton Beaches and shopping destinations. Families will also appreciate the proximity to Doubleview Primary School – your quality local school.

**INVESTMENT HIGHLIGHTS:**

- \* **Development Potential:** With R30 zoning and large block size, the property presents an excellent opportunity for a savvy investor looking to capitalize on the development potential.
- \* **Versatility:** Whether you choose to renovate the existing structure or explore the potential for a duplex development, this property offers versatile options.

**THE LIFESTYLE:**

- \* 500m to Brighton Road Food Market, DripHouse, Brighton Bakery and more.
- \* 500m to Kinky Swell Café and Peko Peko.
- \* 650m to Doubleview IGA.
- \* 700m to Il Locale Pizzeria, Bodega Wine Bar, SKOL, and Drift Kitchen.
- \* 850m to Doubleview Primary School.
- \* 1.5km to the Scarborough Beach precinct with restaurants, bars, cafes, night markets, Scarborough Beach Pool, and more.
- \* 2.7km to Karrinyup Shopping Centre precinct.

Please call exclusive listing agents Rob Walker on 0410 144 211 or Tom Walker on 0450 911 298 for more information.

**Disclaimer:** Whilst every care has been taken with the preparation of the details contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.