

2/121 Grand Promenade, Doubleview, WA 6018

EDISON **McGRATH**

House For Sale

Wednesday, 12 June 2024

2/121 Grand Promenade, Doubleview, WA 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 444 m2

Type: House



Richard Clucas

0400412824

Low \$1millions

All offers will be presented on Tuesday 18th June 2024, 12pm (the seller reserves the right to accept an offer prior to this date) The Opportunity: Experience the "true Double-View" with breathtaking city and ocean views on display in this stunning 3-bedroom, 2.5 bathroom family home. Bathed in natural light, this spacious residence features an inviting open-plan living area that seamlessly flows into a generous rear courtyard and low-maintenance gardens. Immerse yourself in the coastal lifestyle with everything you could need at your doorstep. Start your day by taking your dog to the park and walking the kids to school followed by a smooth commute to work; and unwind in the evening with a sunset stroll along the beach. With Doubleview IGA, Brumby's Bakery, a chemist, and charming cafes close by - you'll never be far from a freshly brewed barista coffee. Situated on one of Doubleview's highest points, you'll enjoy spectacular ocean views from the expansive master bedroom as well as from a secondary bedroom at the rear. The front of the home offers panoramic vistas of the Perth city skyline and the Perth hills, visible from the front balcony, bedroom, and family bathroom. Designed with livability in mind, the property has a variety of living zones as well as an abundance of built-in storage, including 4 large cupboards, double robes in Beds 2 and 3, a big walk-in-robe in the master, under stair storage and an over-sized double garage. With an expansive layout and close proximity to an array of highly regarded public and private schools, 2/121 Grand Promenade is the quintessential family home. The Features: • Double brick construction • Open plan kitchen, dining, living with extra space to work from home/play area • Kitchen with upper and lower cabinetry, corner pantry, recess for twin fridges, wall oven & microwave recess • Brand new Westinghouse dishwasher, gas cooktop and range hood • 2 balconies with Indian Ocean views on one side, and the City skyline and Perth Hills on the other side • Spacious master bedroom with ensuite, ceiling fan, large walk-in-robe and private balcony • Ensuite with double sinks, shower, spa bath and toilet • Private balcony with ocean views • Bedrooms 2 and 3 with double built-in-robos and ceiling fans • Main bathroom upstairs with shower and separate bath & separate toilet • Separate powder room with toilet and vanity downstairs • Freshly sanded parquet flooring • Reverse cycle split system air conditioning downstairs and ducted evaporative upstairs • Solar PV System • Under stair storage and 4 additional linen/coat cupboards • Double garage with additional storage space The Lifestyle: • 150m Nearest bus stop • 400m Little Sisto cafe • 650m Newborough Primary School (catchment) • 950m Jackson Wilding Reserve • 1.3km Karrinyup Shopping Centre • 2.4km Scarborough Beach Foreshore • 4.0km Freeway/Stirling Train Station • 4.6km Churchlands Senior High School (catchment) The Outgoings: • Water Rates: \$1,607.95 per annum • Council Rates: \$2,389.08 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.