

# 2/6 Ozone Parade, Trigg, WA 6029

## Sold Unit

Tuesday, 15 August 2023

2/6 Ozone Parade, Trigg, WA 6029

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Phil Pope

0894471644

**\$580,000**

END DATE SALE: ALL OFFERS PRESENTED WEDNESDAY 21/06/23 @ 5PM (UNLESS SOLD PRIOR)THE HOMEPrivately positioned to the rear of the established "Ocean West" complex right on the Trigg-Scarborough border, this stylish 2 bedroom 1 bathroom single level villa is the perfect pad for those seeking quality low-maintenance modern living, just footsteps away from the glorious stretch of surf and sand between South Trigg Beach and the new-look Scarborough Beach esplanade. Secure gated access reveals a huge pitched patio-entertaining deck with café blinds for protection from the elements. A second deck out back is covered by a full-width patio and encourages further tranquil outdoor entertaining. In between, the open-plan living, dining and kitchen area doubles as your central hub, with both bedrooms, the laundry and bathroom so easily accessible from here. It simply doesn't get any more "lock-up-and-leave" than this!NEED TO KNOW-2 bedrooms, 1 bathroom-2Ground-floor position - lending itself to almost everybody-2Easy-care timber-look flooring-2Open-plan living, dining and kitchen area with floating media cabinetry, split-system air-conditioning and a breakfast bar for casual meals-2Double kitchen sinks-2Concept range hood, an electric cooktop and an under-bench oven in the kitchen-2Massive pitched front patio-entertaining deck with café blinds - accessible via the property's access gate from a lush reticulated complex lawn area-2Full-width entertaining patio and second deck at the rear-2Huge master bedroom with full-height built-in wardrobes and security-door access out to the front deck-22nd bedroom with direct security-door access out to the rear deck and patio-2Separate laundry with a double linen press, security-door access out to the back deck and entry into a practical bathroom with a shower, toilet, vanity and skylight-2Freshly painted-2Feature down lighting-2Electric hot-water system-2Refurbished roof-2Single lock-up garage - PLUS a single carport preceding it-2Nearby visitor-parking space-2Reticulated complex gardens-2Sunken and breezy communal lawn and picnic area- Admin Fund \$851/qtr; Reserve Fund \$75.84/qtrTHE LIFESTYLEHop, skip or jump around the corner to the lovely Peet Fyfe Reserve, with cafes, restaurants, bars, entertainment and the outdoor Scarborough Pool along the beachfront all just walking distance away in their own right. The sprawling Abbett Park reserve and community sporting facilities are within arm's reach too, as are picturesque bushland walking trails. Everything else is no more than a stone's throw away - top schools, major shopping centres (including the revamped Karrinyup complex) and public transport included. It's the healthy coastal lifestyle you know you deserve. Contact Phil Pope on 0416 065 779 today to register your interest in this little gem. You won't regret your decision!Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.